FLAT NO:6 WARD NO:2 71.82 Sqm+2 8901



बारामती शहर

Friday, October 14, 2011

10:48:45 AM

गावाचे नाव

## पावती

Original नोंदणी 39 म. Regn. 39 M

पावती क्र. : 8901

दिनांक

14/10/2011

दस्तऐवजाचा अनुक्रमांक

बमत - 08902

2011

दस्ता ऐवजाचा प्रकार

अभिहस्तातंरणपत्र

\*(25-ड) निवासि जागां (सहकारी संस्था/मालकी (ओनरशीप) फ्लॅटस)

संबंधी असेल तर

सादर करणाराचे नाव:नेहा किशोर ऊर्फ किशोरकुमार शहा

नोंदणी फी

14050.00

नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)),

780.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फ़ी (39)

एकूण

14830.00

आपणास हा दस्त अंदाजे 11:03AM ह्या वेळेस मिळेल

बाजार मुल्य: 1404800 रु.

मोबदला: 646500रु.

भरलेले मुद्रांक शुल्क: 66960 रु.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;

बॅकेचे नाव व पत्ता: एस बी आय बारामती ;

डीडी/घनाकर्ष क्रमांक: 803706; रक्कम: 14060 रू.; दिनांक: 13/10/2011

# स्ची क. दोन INDEX NO. II

गोल्पी या व

Dags at in a

गावाचे नाव :

बारायती शहर

(1) विजेखाचा प्रकार, योश्रद्धन्याचे स्टब्स्य अधिहरूमानेरणपुर

ह बाजारभार (भाडेशहरुशास्त्र) बाबतीस घटटाकार आकारणी देसे

'१७६ हा चित्राकि तरण 'जरहारणे जंजार प्रातासी 'योगर सीमा सर्वेज्या गंक्सी सर्वेज का

की घटटेखार से नमृष्ट करायें) मोगदला 🛪 - ६४६,५००,००

町町、木、1,404,800.00

(2) श्-माणन, पोटहिस्सा व घरकामोंक (असम्बास)

(१) सिटिएस क : 579 वर्णन मीजे बारामती न प. हददीतील ता. बारामती गंशील वार्ड नं. 2 सि ਲ ਜੋ 579 ਲੇਗ 124.6 ਹੀ ਸੀ. ਇਸ ਲ ਜੋ 580 ਲੇਗ 21.7 ਹੀ ਸੀ. ਇਸ ਲ ਜੋ 581 ਹੈ, ਗੇਗ 87.72 की मी, लिस नं 8 क्षेत्र 53.5 की मी, लिस नं 7 क्षेत्र 33.4 वी मी, लिस नं 8 क्षेत्र 81.0 थौ मी, सि.स.नं. 10 क्षेत्र 23.4 चौ मी, वामध्ये बांधलेल्या "सम्यक ज्येर्ल्स" वा आर सी भी इमारतीयहील दुसऱा वजन्यातील पुर्व बाजुकडील फ्लॅट / निवासी गाळा नं. 6 क्षेत्र 71.82 वौ मी ऋणजेंच 772.78 वौ फूट (बिल्टअप) तसेच याच फ्लॅटवरील 70.63 वौ मी क्षेत्राचा ओपन टेरेस एक्टरेंच जासकी हक्कासह हि संपूर्ण मिळकत खरेवी विली असे.

(उ) शेवफ र

(4) आकारणी किंवा जुडी देण्यात असेत लेका

(5) ਟਵਰਵੈਰਕ ਰਾਜ਼ਸ ਟੈਸ਼ਗਾ-ਗ पक्षकाराचे व संपूर्ण एला नाव किंटा टिवाणी न्यायालयाचा हुकु मन्स्री किया आदेश असल्यास, प्रतिहादीवै नार व संपूर्ण पता

(6) टस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पता किया टिवाणी न्यायालयाचा हुवृत्रनामा किया आदेश असल्यास, वाटीचे नाव व संपूर्ण पता

(1)

करून दिल्याची १३/१०/2011

(7) दिनांव

नोटणीचा

4/10/201

(९) अनुक्रमांक, खंड र पृष्ठ

(10) बाजारभावाप्रसाणे मुद्रांक शुल्क

₹ 66898.00

(11) बाजारभावाप्रमाणे नौटणी

₹ 14050.00

(12) शेरा

पविम ऊर्क पदिच कुनार किसनदासं गुज़र - - ; घर/फ्लेंट तं: -; गल्ली/रस्ता: -; ईमारतीये -: ईमारव ने: -, पेट/पसाहतः -; सहर/गोदः कचेरीरोडः; तालुका: बारामती ; पितः -: पॅन

(2) अरोक ऊर्फ अगळिकुमार किसनदास गुजर - धर/प्रसँट नं: -: गल्लो/रस्ता: -: ईमारतीये

नाव - ईमारत ने - पेट/बसाइतः - शहर/गावः सदरः तालुकाः - पिनः - पॅन नम्परः -(1) नेहा किहोर उर्फ किहोरकुमार शहा - - पर/प्रलॅट ने: -; गल्ली/रस्ताः - ईमारतीये नावः ः इमारत ने -; पेट/प्रसाहतः -; शहर/गावः महायीरपयः तालुकाः बारामती ;पिनः -; पॅन नम्बर "



मी नक्कल केली मी वाचली मी २ञ्जुवात घेतली

अस्तल वरहकूम नक्कल

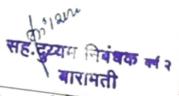
न निवंधक वर्ग २ रामती



TRUE COPY

Mongali नोटरी (भार्**\$çanned** by सक्सेस चेंबर्स, मह**प्रीताप्र\$क्काक्षा e**r

ठशाचा युनिक नंबर ०८८४४ /१७०६२८ दस्तरेवजाचे वर्णन र्योद्धारम मिळकरीचे वर्णन गांव जी कारामानी शहर ना ते र विक्ते ( वन्न अपटर्मपुत्र महीत 'त्राक त्रीत्र मोबदता रक्का १४०४ ८००१ घेणाराचे नांव नांव ने जेहा किहा देणाऱ्याचे नांव : ही प्रविन उर्फ प्रविनक्ष्माद किर्मापी अन्तर मुद्रांक शुल्क भरणाऱ्याचे नांच : देनी मेहा क्रिकार अर्थ निर्वारक्षणार मुद्रांक शुल्क रक्कम ६६९६०/ एड६६ वि १३।१०।२०१



// 網 // 1 3 OCT 2011

कायम व खुष खरेदीखत बारामती येथे बारामती नगरपरिषदेच्या हद्दीतील गांधी कायम व ख्रुष खरेदीखत चौकानजीकची वार्ड नं. २, महावीर पथ, सि.स.नं. ६ ते ८ व १० तसेच कचेसी रोड वार्ड नं. २, सि.स.नं. ५७९ ते ५८१ अशा एकुण सात सिटी सर्व्हें नंबर्समधीलैं ३६५.३२ चौ.मी. क्षेत्रात बारामती नगरपरिषदेने मंजूर केलेल्या बांधकाम नकाशाप्रमाणे वांघलेल्या ''सम्यक ज्वेर्ल्स'' या बहुमजली इमारतीतील दुसऱ्या मजल्यातील पूर्व बाजूकडील फ्लॅट/निवासी गाळा नं. ६ यांसी क्षेत्र ७१.८२ चौ.मी. म्हणजेच ७७२.७८ चौ.फूट (बिल्टअप) व त्या फ्लॅटवरील ७०.६३ चौ.मी. क्षेत्राचा ओपन टेरेस यांची मुद्रांक शुल्काकरीता बाजारभाव मुल्याने होणारी किंमत रूपये १४,०४,८००/— (रूपये चौदा लाख चार हजार आठशे फक्त) परंतू प्रत्यक्ष खरेदीची ठरलेली किंमत रू. ६,४६,५००/—(रूपये सहा लाख शेहचाळीस हजार पाचशे फक्त) चे आज रोज गुरूवार, तारीख १३ माहे ऑक्टोबर सन २०११ इसवी ते दिवशी.



सौ. नेहा किशोर उर्फ किशोरकुमार शहा

3.व.अं. ४६, धंदा — व्यापार व गृहिणी,
राहणार— महावीर पथ, मु.पो.ता. बारामती, जि.पुणे

PAN - ADXPS 1265P

गंसी,

१) श्री. प्रविण उर्फ प्रविणकुमार किसनदास गुजर,
उ.व.अं. ६०, धंदा— शेती व व्यापार,
राहणार— कचेरी रोड, मु.पो.ता. बारामती, जि. पुणे.

PAN - ABJPG 2835R

१) श्री. अशोक उर्फ अशोककुमार किसनदास गुजर,
उ.व.अं. ५४, धंदा— शेती
राहणार— कचेरी रोड, मु.पो.ता. बारामती, जि. पुणे.

PAN - AKJPG 5530C

कारणे कायम व खुष खरेदीखत लिहुन देतो ते येणेप्रमाणे :-

शे सोबतचे परिशिष्ट—अ मध्ये सिवस्तर वर्णन केलेली गांव बारामती, तालुका बारामती, जि. पुणे येथील बारामती नगरपरिषदेच्या हद्दीतील वार्ड नं. २, महावीर पथ, सि.स.नं. ६ ते ८ व १० ही जागा मिळकत लिहुन देणार नं. १ यांना व वार्ड नं. २, कचेरी रोड, सि.स.नं. ५७९ ते ५८१ ही जागा मिळकत लिहुन देणार नं. १ यांना एकत्र हिंदु कुटुंबाच्या रिजिष्टर्ड वाटपपत्रानुसार व मे. कोर्टाचे आदेशानुसार एकमेव मालकी हक्काने मिळालेल्या आहेत. त्याप्रमाणे लिहुन देणार नं. १ व २ यांची नांवे मालक म्हणून त्या त्या सिटी सर्व्हें कडील मालमत्ता पत्रकास एकमेव मालक म्हणून लागलेली आहेत. तेंव्हापासून सदर जागा मिळकती हया लिहुन देणार नं. १ व २ यांचे प्रत्यक्ष ताबे विहवाटीत मालकी हक्काने होत्या व आहेत. तेंव्हापासून लिहून देणार यांचे व्यतिरीक्त सदर जागा मिळकतीवर अन्य कोणाचाही कोणत्याही प्रकारचा हक्क हितसंबंध नव्हता व नाही.



गाळा/गोडाऊन गाळयाची/मॅझेनाईनची एकमेव मालकी हक्काने घेण्याचे ठरविले.

३) त्यानंतर लिहुन देणार यांनी सोबतचे परिशिष्ट—अ मध्ये वर्णन केलेल्या जागा मिळकतीत बेसमेंटमध्ये गोडाऊन गाळे, तळ मजल्यात दुकान गाळे व मॅझेनाईन फ्लोअर तसेच पहिल्या व दुस—या मजल्यातील फ्लॅटस्/निवासी गाळे बांधण्याचे ठरवून त्यापमाणे नियोजित इमारतीचा बांधकाम नकाशा तयार करून तो बारामती नगरपरिषदेकडे सादर केला, त्यास बारामती नगरपरिषदेने प्रारंभ प्रमाणपत्र कमांक २२/२००६—०७, तारीख १८/१०/२००६ ने मंजूरी दिली होती. त्या मंजूर नकाशात लिहुन देणार यांनी काही दुरूस्त्या करून पुन्हा सुधारित प्रारंभ प्रमाणपत्र नं. ३४/२००६—०७ तारीख २३/२/२००७ ने बारामती नगरपरिषदेकडून सुधारित प्रारंभ प्रमाणपत्र व बांधकाम नकाशास मंजूरी घेतलेली आहे. त्या मंजूर वांधकाम नकाशा बरहुकुम परिशिष्ट—अ मध्ये वर्णन केलेल्या सदर जागा मिळकतीमध्ये नियोजित बहुमजली इमारतीचे बांधकाम लिहुन देणार यांनी सुरू

त्याने आपआपसात ठरलेप्रमाणे हिश्याच्या फ्लॅट/निवासी गाळयाची/दुकान



केले. दरम्यान लिहुन देणार यांनी वेळोवेळी बारामती नगरपरिषदेकडून बांधकामास मुदत वाढ घेतलेली आहे. त्याप्रमाणे ता. २५/२/२०१० रोजी बारामती नगरपरिषदेने बानप/कार्या. १४/८३२/२०१० ने लिहून देणार यांना ता. २२/२/२०११ पर्यंत बांधकाम पुर्ण करण्यास मुदतवाढ दिली. त्या मंजूर बांधकाम नकाशा बरहुकुम परिशिष्ट —अ मध्ये वर्णन केलेल्या सदर जागा मिळकतीमध्ये लिहून देणार यांनी नियोजित 'सम्यक ज्वेल्सं' या बहुमजली खाली बेसमेंन्ट व त्यावर तळ मजल्यात दुकाने व मॅझेनाईन फ्लोअर तसेच पहिल्या व दुसऱ्या मजल्यात फ्लॅटस्/निवासी गाळे असलेल्या इमारतीचे बांधकाम पुर्ण केलेले आहे. त्याप्रमाणे बारामती नगरपरिषदेने बानप/कार्या/१४/५१५/२०१०—११, ता. ७/५/२०११ ने लिहून देणार यांचे नावाने ऑक्युपन्सी सर्टिफिकेट दिलेले आहे.

- ४) परिशिष्ट—अ मध्ये वर्णन केलेल्या सदर जागा मिळकतीमध्ये लिहुन देणार यांनी 'सम्यक ज्वेल्सी' या नावाने जी बहुमजली इमारत बांधली आहे, त्या इमारतीत खाली बेसमेंट असून, लिफ्ट व ओपन डक्टसाठी जागा ठेवलेली आहे. तसेच इमारतीत बेसमेंट, तळ मजला, मॅझेनाईन फ्लोअर, पहिला मजला, दुसरा मजला आहे. बेसमेंटमध्ये दोन गोडाऊन गाळे, तळ मजल्यात सहा दुकान गाळे व मॅझेनाईन फ्लोअर आहे. तसेच पहिल्या व दुस—या मजल्यात प्रत्येकी तीन फ्लॅटस्/निवासी गाळे आहेत. ज्या त्या गोडाऊन गाळे, दुकान गाळे, मॅझेनाईन फ्लोअर व फ्लॅटस्/निवासी गाळयाला स्वतंत्र बाहेर जाण्यासाठी व समाईक क्षेत्राच्या वापरासाठी मार्ग ठेवलेला आहे. सदर संपूर्ण बांधकामात प्रत्येक निवासी व विगरनिवासीगाळेधारकांचा त्यांचे गाळयाच्या क्षेत्रानुसार अविभक्त टक्केवारीप्रमाणे हक्क व अधिकार व हितसंबंध ठेवलेला आहे. तसेच समाईक सेवा सुविधा सर्व गाळधारकांनी समाईकात वापरण्याची आहे. तर काही सेवासुविधा राखीव ठेवलेल्या आहेत.
- 4) लिहून देणार यांनी परिशिष्ट—अ मध्ये वर्णन केलेल्या जागा मिळकतीमध्ये बांधत असलेल्या नियोजित इमारतीतील गोडाऊन गाळे, दुकान गाळे, मॅझेनाईन फ्लोअर व फ्लॅटस्/निवासी गाळे यांचे बुकींग घेण्यास सुरूवात केलेली आहे, याची माहिती लिहून घेणार यांना एप्रिल २०१० मध्ये झाली, लिहून घेणार यांना राहण्याकरिता काही फ्लॅटस् कायम व खुष खरेदी घेण्याचे असल्याने लिहुन घेणार यांनी लिहून देणार यांचेकडे त्याबाबत विचारणा केली व प्रत्यक्ष झालेल्या चर्चेनुसार व सिटी सर्व्हें उतारे, बांधकाम नकाशा, बांधकाम परवानग्या वगैरे आवश्यक ती कागदपत्रे पाहुन व बांधकामाची स्टेज पाहून पुर्ण खात्री पटलेनंतर



लिहून घेणार यांनी परिशिष्ट—अ मध्ये वर्णन केलेल्या जागा मिळकतीमध्ये बांधत असलेल्या नियोजित इमारतीतील व परिशिष्ट—ब मध्ये सविस्तर वर्णन केलेला दुसऱ्या मजल्यातील फ्लॅट/निवासीगाळा न. ६ व त्या फ्लॅटवरील ७०.६३ चौ.मी. क्षेत्राचा ओपन टेरेससह एकमेव मालकी हक्काने तसेच अनुसूचित नमुद केलेल्या समाईक सेवा व सुविधांसहित व राखीव सेवा व सुविधांसहित फक्त लिहुन घेणार यांनी लिहुन देणार यांचेकडून कॉलम, बीम, जिना व स्लॅब टाकलेला इमारतीचा सांगाडा खरेदी घेण्याचे ठरविले तसेच उर्वरित राहिलेले म्हणजेच वीट बांधकाम, फ्लास्टर, रंगकाम, खिडक्या, दरवाजे, इ. इमारतीचे काम लिहुन घेणार यांनी स्वतः दरम्यानचे काळात स्वखर्चाने पूर्ण करून घेण्याचे मान्य व कबुल करून परिशिष्ट—ब मध्ये वर्णन केलेला दुसऱ्या मजल्यातील फ्लॅट/निवासी गाळा न. ६ व त्या फ्लॅटवरील ७०.६३ चौ.मी. क्षेत्राचा ओपन टेरेससह **याची** एकूण उक्ती किंमत रूपये ६,४६,५००/— (अक्षरी रूपये सहा लाख शेहचाळीस हजार पाचशे फक्त) ला कायम व खुष खरेदी घेण्याची तयारी दर्शविली. त्यामुळे लिहुन घेणार यांनी देऊ केलेली किंमत लिहुन देणार यांना मान्य व कबुल झालेवरून त्याबाबत लिहुन देणार व लिहुन घेणार यांचे दरम्यान चर्चा होवून व्यवहार ठरला. त्याप्रमाणे लिहुन घेणार यानी पुढे भरणा तपशिलात दर्शविल्याप्रमाणे विसारा म्हणुन तारीख १५/४/२०१० रोजी स्टेट बॅक, शाखा बारामतीच्या चेक नं. ४८८८६६ ने रूपये २,५०,०००/-लिहुन देणार नं. २ यांचे सांगणेवरून लिहुन देणार नं. १ यांचे नांवे दिलेले असून, राहिलेली रक्कम रूपये ३,९६,५००/— (रूपये तीन लाख शहान्नव हजार पाचशे फक्त) चेक्सने लिहून देणार नं. १ यांचे नावे दिलेले आहेत. अशाप्रकारे लिहून देणार यांना लिहून घेणार यांचेकडून खरेदीची एकूण ठरलेली किंमत रू. ६,४६,५००/- (रूपये सहा लाख शेहचाळीस हजार पाचशे फक्त) चेक्सने मिळालेली आहे. त्याप्रित्यर्थ लिहुन देणार यांनी लिहुन घेणार यांना प्रस्तुतचे कायम व खुष खरेदीखत लिहुन दिले असे.



(0)	भरण्याचा	तपशिल
	रक्कम रूपये	

तपशिल

2,40,000-00

लिहून घेणार यांनी लिहून देणार नं. २ यांचे सांगणेवरून लिहुन देणार नं. १ यांचे नांवे विसारा म्हणून तारीख १५/४/२०१० रोजीच्या स्टेट बॅक ऑफ इंडिया, शाखा बारामतीच्या चेक नं. ४८८८६६ ने दिले ते रूपये.

2,40,000-00

लिहून घेणार यांनी लिहून देणार नं. २ यांचे सांगणेवरून लिहुन देणार नं. १ यांचे नांवे पार्टपेमेंट म्हणून तारीख ५/६/२०१० रोजीच्या स्टेट बॅक ऑफ इंडिया, शाखा बारामतीच्या चेक नं. ४८८८६९ ने दिले ते रूपये.

2,00,000-00

लिहून घेणार यांनी लिहून देणार नं. २ यांचे सांगणेवरून लिहुन देणार नं. १ यांचे नांवे पार्टपेमेंट म्हणून तारीख ९/८/२०१० रोजीच्या स्टेट बॅक ऑफ इंडिया, शाखा बारामतीच्या चेक नं. ४८८८७१ ने दिले ते रूपये.

88,400-00

लिहून घेणार यांनी लिहून देणार नं. २ यांचे सांगणेवरून लिहुन देणार नं. १ यांचे नांवे खरेदीच्या ठरलेल्या किंमतीपैकी राहिलेली रक्कम म्हणून तारीख ९/५/२०११ रोजीच्या स्टेट बॅक ऑफ इंडिया, शाखा बारामतीच्या चेक नं. ५८१४१५ ने दिले ते रूपये.

€,8€,400-00

(एकुण रूपये सहा लाख शेहचाळीस हजार पाचशे फक्त.



हक्काने मिळालेला असल्यामुळे खरेदीची ठरलेली संपूर्ण किंमत लिहून देणार नं. २ यांचे सांगणेवरून लिहून देणार नं. १ यांचे नावे चेक्सने दिलेली आहे.

तिहून देणार यांनी लिहून घेणार यांना परिशिष्ट—ब मध्ये वर्णन केलेला दुसऱ्या मजल्यातील फलॅट/निवासीगाळा न. ६ व त्या फलॅटवरील ७०.६३ चौ.मी. क्षेत्राचा ओपन टेरेससहचा एकमेव मालकी हक्काने या खरेदीद्वारे खुला व मोकळा ताबा दिलेला असुन, तो ताबा लिहून घेणार यांनी बांधकामाची म्हणजेच कॉलम, बीम, जिना, स्लॅब, लिफ्टचा डक्ट वगैरे कामे पूर्ण झालेची खात्री करून स्वसंतोषाने एकमेव मालकी हक्काने ठरलेप्रमाणे स्विकारला आहे. सदर दुसऱ्या मजल्यातील फलॅट/निवासीगाळा न. ६ चे बांधकामाबाबत लिहून घेणार यांची कोणत्याही प्रकारची तकार नाही. कारण सांगडयाव्यतीरिक्त संपूर्ण वीट बांधकाम, फास्टर, सनला, दरवाजे, खिडक्या, फरशी, फिनिशिंग व रंगकाम, वायरिंग लिहून घेणार यांनी ठरलेप्रमाणे स्वखर्चाने स्वतःचे सोयीनुसार केलेले आहे.

- ९) या खरेदीखताद्वारे लिहून घेणार/खरेदीदार व लिहून देणार आपआपसात कबुल करून घोषित करतात की,
- ए) सोबतचे परिशिष्ट—अ मध्ये वर्णन केलेली सदर जागा मिळकत व इमारत यामध्ये प्रत्येक गाळेधारकांचा अविभक्त हक्क, हितसंबंध त्या त्या गाळयाच्या क्षेत्राचे टक्केवारीचे प्रमाणात रहाणार आहे.
- बी) परिशिष्ट— 'अ' व 'ब' मध्ये वर्णन केलेली जागा मिळकत व गाळा व इमारत यांचे प्रशासनाचा व देखभालीचा सर्व खर्च गाळेधारकांनी बहुमताने मंजूर केलेप्रमाणे अगर संघटनेने बहुमताने ठरविलेप्रमाणे करणेचा आहे.
- सी) समाईक सेवा व सुविधा व क्षेत्र अविभाज्य राहणार असुन, तिचे वाटणी अगर विभाजनाबट्दल कोणाही गाळेधारकांनी कोणतीही कारवाई करणेची नाही.



डी) अविभक्त हितसंबंध, टक्केवारीबावत, या दस्तात नमृद केलेला आहे. तो अविभक्त हितसंबंध बदलणेचा नाही अथवा त्या गाळयापासून तृटक वेगळा करता येणार नाही. त्याबाबत इतर दस्ताने वेगळा काढता येणार नाही.

इ) प्रत्येक गाळेधारकाने, गाळेधारकांच्या संघटनेने जी रक्कम वस्लीवावत देय रक्कमेबाबत, नुकसानीबाबत, मागणीबाबत, बहुमताने निर्णय घेतला असेल त्याची पुर्तता करणेची आहे. त्याकरिता गाळेधारकांचे विरूध्द गाळेधारकांची संघटना, त्यांचे प्रतिनिधीमार्फत कायदेशीर इसम गृहीत धरून कोर्ट कारवाई करू शकेल हे गाळेधारकांनी मान्य व कबुल केले आहे.

एफ) कोणाही गाळेधारकाला कोणत्याही कारणावरून समाईक क्षेत्राचे देखभालीसाठी कराव्या लागणा—या खर्चाचे रकमेबाबत, हिस्सेराशीबाबत सुट अगर माफी मिळणार नाही.

जी) गाळेधारक, त्याचा प्रतिनिधी, भाडेकरू, परवानाधारक, भोगवटादार, ताबेदार देखील या दस्तातील अटीस बांधील सहणार आहे.

एच) यदाकदाचित जर संपूर्ण मिळकत पुर्णतः नष्ट झाली अथवा अंशतः नष्ट झाली, नुकसान अथवा नासधूस झाल्यास त्याचे दुरूस्तीस, पुर्नरबांधणीसाठी होणा—या खर्चाबाबत जो गाळेधारकांच्या संघटनेने बहुमताने निर्णय घेवून करणेचा आहे. तो त्या त्या गाळयाच्या अविभक्त हितसंबंधाचे प्रमाणात टक्केवारीचे प्रमाणात सोसणेचा आहे.

आय) गाळेधारकांनी सरकारी गृहरचना सोसायटी स्थापन करणेचे ठरविल्यास त्यास देखील सर्वानुमते संमती राहणार आहे. मात्र त्याबाबत जी कागदोपत्री पुर्तता करावी लागणार आहे, त्याचा सर्व खर्च गाळेधारकांनी मिळून करणेचा आहे.

जे) परिशिष्ट—अ मध्ये बांधलेल्या "सम्यक ज्वेर्ल्स" या इमारतीचे नांव गाळेधारकांनी बदलणेचे नाही. या अटीचे कोणीही उल्लंघन केल्यास त्याचे विरूध्द योग्य ती उपाययोजना करण्याचा हक्क व अधिकार लिहून देणार यांना राहणार आहे.

के) लिहून देणार यांनी लिहून घेणार यांना परिशिष्ट—ब मध्ये वर्णन केलेला दुसऱ्या मजल्यातील फ्लॅट/निवासी गाळा न. ६ हा निर्वेध, निजोखमी व बोजारिहत असलेची हमी व भरवसा दिला असुन, यामागील कुठलीही बाकी अगर बोजा निघाल्यास अगर कोणाचाही हक्क, हितसंबंध उपस्थित झाल्यास त्याचे निवारण लिहून देणार करून देणार आहेत.

१०) लिहून देणार यांनी बारामती नगरपरिषदेचे मागील सर्व कर, टॅक्स भरलेले आहे. यापुढील येणारे सर्व कर, टॅक्स, लिहून घेणार यांनी भरणेचा आहे. तसेच परिशिष्ट—ब मध्ये वर्णन केलेल्या दुसऱ्या मजल्यातील फलॅट/निवासी गाळा न. ६ यांचे संदर्भात नवीन आलेला व्हॅट टॅक्स, सर्व्हिस टॅक्स अथवा अन्य कोणताही कर, टॅक्स उद्भवल्यास व देय्य झाल्यास तो टॅक्स, कर लिहून घेणार हे लिहून देणार यांना लेखी मागणी केलेनंतर अलाहिदा किंमतीशिवाय वेगळा चेकने देणार आहेत. हे लिहून घेणार यांनी मान्य व कबूल केले आहे.



१२) लिहून घेणार यांनी या खरेदीखताद्वारे जेवढया चौरस फूट क्षेत्राच्या जागेचे खरेदीखत करून दिले आहे. त्या व्यतिरिक्त अन्य कोणतीही जागा व इमारतीचा भाग वापरण्याचा हक्क नाही. तसेच अनुसुचित नमुद केलेल्या समाईक सेवा व सुविधा व राखीव सेवा व सुविधा ज्या आहेत त्याच वापरण्याचा हक्क लिहून घेणार यांना राहणार आहे.

१३) आता लिहुन घेणार या परिशिष्ट—ब मध्ये वर्णन केलेला दुसऱ्या मजल्यातील फलॅट/निवासी गाळा ंन. ६ व त्या फलॅटवरील ७०.६३ चौ.मी. क्षेत्राचा ओपन टेरेसच्या एकमेव मालक झालेल्या असुन, लिहून घेणार यांनी त्यांचे नांव मालक म्हणून सिटी सर्व्हें कडील मालमत्ता पत्रकास, बारामती नगरपरिषदेचे दप्तरी लावुन घ्यावे, त्याकामी लिहुन देणार हे लिहून घेणार यांचे खर्चाने सर्वतोपरी सहकार्य करणार आहेत. आवश्यक त्या कागदपत्रांवर सहया, संमत्या लिहुन देणार देतील.

१४) परिशिष्ट—अ मध्ये वर्णन केलेल्या जागा मिळकतीमध्ये बांधलेल्या "सम्यक ज्वेर्ल्स" या इमारतीवरील भागात पुढील काळात जर बारामती नगरपरिषदेने वाढीव बांधकामास परवानगी दिली तर म्हणजेच चटईक्षेत्र निर्देशांक वाढवून मिळाला तर लिहून देणार हे लिहून घेणार यांचेतर्फे व लिहून घेणाऱ्या करीता तसे बांधकाम करण्याची परवानगी घेतील व ते वाढीव बांधकाम लिहून घेणार याच एकमेव मालकी हक्काने भविष्यात वापरू शकतील तुर्त इमारतीवरील संपूर्ण टेरेस एकमेव वापरण्याचा हक्क लिहून घेणार व त्यांचे पती यांना लिहून देणार यांनी दिलेला आहे.

१५) परिशिष्ट—अ मध्ये वर्णन केलेल्या जागा मिळकतीत बांधलेल्या "सम्यक ज्वेर्ल्स" या इमारतीवरील संपूर्ण टेरेसचा मालकी हक्क, लिहून देणार यांनी लिहून घेणार यांना व त्यांचे पती यांच्या नावे एकमेव वापरणेचा मालकी हक्क दिलेला आहे. लिहून देणार यांनी स्वत:कडे इमारतीवरील टेरेसचे हक्क राखुन ठेवलेले नाहीत. त्याबाबत इतर गाळेधारकांनी कोणत्याही प्रकारची तकार करणेची नाही. तसे त्यांचे खरेदीखताच्या दस्तामध्ये लिहून देणार हे स्वतंत्र उल्लेख करणार आहेत.

१६) लिहून देणार या दस्ताद्वारे कबुल करतात की, परिशिष्ट—ब मध्ये वर्णन केलेला दुसऱ्या मजल्यातील फलॅट/निवासीगाळा न. ६ व त्या फलॅटवरील ७०.६३ चौ.मी. क्षेत्राचा ओपन टेरेससह लिहून घेणार यांना एकमेव मालकी हक्काने ताब्यात दिलेला आहे. यापुढे लिहून घेणार यांनी त्याचा मन मानेल त्याप्रमाणे उपभोग घेणेचा आहे अगर विल्हेवाट लावणेची आहे. त्यावर लिहून देणार यांचा काहीएक हक्क, हितसंबंध राहिलेला नाही.



- १७) लिहून घेणार यांनी परिशिष्ट—ब मध्ये वर्णन केलेला दुसऱ्या मजल्यातील फ्लॅंट/निवासी गाळा नं. ६ चा योग्य व चांगल्या प्रकारे, निवासी कारणासाठीच वापर करणेचा असुन, त्यामध्ये स्फोटके व ज्वालाग्रही पदार्थ ठेवणेचे नाहीत, तसेच इमारतीस हानीकारक होईल असे दुर्गधीकारक पदार्थ व माल ठेवणेचा नाही अगर साठविणेचा नाही.
- १८) परिशिष्ट—ब नंतर अनुसुचित समाईक व राखीव सेवा, सवलतींचा खुलासा केलेला आहे. त्याप्रमाणे लिहून घेणार यांचा समाईक व राखीव सेवा, सुविधांमध्ये हक्क हितसंबध राहणार आहेत.
- १९) लिहुन देणार यांनी 'सम्यक ज्वेर्ल्स' या इमारतीचे डीड ऑफ डिक्लरेशन दि महाराष्ट्र अपार्टमेंट ऑक्ट १९७० अन्वये केलेले असुन, सदरचे डीड ऑफ डीक्लरेशन मे. दुय्यम निबंधक सोा. बारामती यांचे कार्यालयात दस्त नं. ६२२९ तारीख १९/७/२०११ रोजी नोंदलेले आहे.
- २०) लिहुन घेणार व लिहून देणार यांचेवर डीड ऑफ डिक्लरेशन मधील सर्व अटी व शर्ती बंधनकारक रहाणार असुन, त्या अटी व शर्तीस अधीन राहून प्रस्तुतचे खरेदीखत केलेले आहे.
- २१) परिशिष्ट—अ मध्ये वर्णन केलेल्या सदर जागा मिळकतीत जी इमारत लिहून देणार यांनी बांधलेली आहे, त्या इमारतीवरील टेरेस लिहुन देणार यांनी लिहून घेणार यांना एकमेव मालकी हक्काने दिलेला आहे. पुढील काळात जर बारामती नगर परिषदेने वाढीव बांधकामास परवानगी दिली तर सर्व प्रथम बांधकाम करणेचा संपूर्ण अधिकार लिहून घेणार यांचाच राहणार आहे. तसेच सदर ''सम्यक ज्वेर्ल्स'' या इमारतीवरील टेरेस हा जाहिरातीचा बोर्ड, टेलिफोन टॉवर इ. प्रकारे लिहुन घेणार यांना कोणत्याही कंपनीने अथवा व्यक्तीने भाडयाने देण्याबाबत मागणी केली असता, अगर स्वतःचे व्यवसायाचे बोर्ड, होर्डींग लावणेचा अथवा भाडयाने देणेचा व भाडे वसुल करणेचा हक्क व अधिकार लिहुन घेणार यांना रहाणार आहे. त्याबाबत लिहुन देणार यांनी कोणत्याही प्रकारची तकार उपस्थित करणेची नाही हे लिहुन देणार यांनी मान्य व कबुल केलेले आहे.
- २२) लिहुन घेणार यांचा 'सम्यक ज्वेर्ल्स' या इमारतीमधील या खरेदीखताचा विषय असलेल्या दुसऱ्या मजल्यातील फ्लॅट/निवासीगाळा न. ६ याचा ८.४९% अविभक्त हिस्सा आहे हे लिहुन देणार यांना व लिहून घेणार यांना मान्य व कबुल आहे.
- २३) पुढे परिशिष्ठ ब मध्ये वर्णन केलेल्या म्हणजेच या खरेदीखताचा विषय असलेल्या फ्लॅट/निवासी गाळयाच्या खरेदीखताचा संपूर्ण खर्च म्हणजे मुद्रांक शुल्क, नोंदणी फी, स्कॅनिंग, टायपिंग, झेरॉक्स वगैरे संपूर्ण खर्च लिहुन घेणार यांनी केलेला आहे.



### परिशिष्ट-अ

तुकडी पुणे, पोट तुकडी तालुका बारामती, मे.सब रजिस्ट्रार साहेब, बारामती यांचे हद्दीतील गांव बारामती, ता. बारामती, जि. पुणे येथील बारामती नगरपरिषदेच्या हद्दीतील मुल्यांकन विभाग २.१ मधील गांधी चौकानजीकची वार्ड नं. २, महावीर पथ, सि.स.नं. ६ ते ८ व १० तसेच मुल्यांकन विभाग २.२ मधील कचेरी रोड वार्ड नं. २, सि.स.नं. ५७९ ते ५८१ अशा एकुण सात सिटी सर्व्हे नंबर्समधील ३६५.३२ चौ.मी. यांचे सविस्तर वर्णन येणेप्रमाणे

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यांसी एकत्रित चतुःसिमा येणेप्रमाणे -

दक्षिणेस

लागु सि.स.नं. १ ते ५, सरकारी रस्ता (महावीर पथ) व सि.स.नं. ५८१ पै व सि.स.नं. ९

लागु सि.स.नं. ९, व सि.स.नं. ११

पश्चिमेस लागु सि.स.नं. ५७७, सि.स.नं. ५७८ मधील बोळ

उत्तरेस सरकारी रस्ता (कचेरी रोड)

येणेप्रमाणे चतुःसिमापुर्वक एकुण ७ सिटी सर्व्हे नंबरसमधील ३६५. ३२ चौ.मी. क्षेत्रात बारामती नगरपरिषदेने सुधारीत प्रारंभ प्रमाणपत्र कमांक ३४/२००६-०७ ता. २३/२/२००७ ने मंजूर केलेल्या बांधकाम नकाशाप्रमाणे व पुढे तारीख १८/५/२००९ रोजी व ८/१२/२००९ रोजी बांरामती नगरपरिषदेने दिलेल्या बांधकामास मुदत वाढ दिलेल्या आदेशाप्रमाणे बांधलेली व बारामती बानप/कार्या/१४/५१५/२०१०—११, ता. ७/५/२०११ ऑक्युपन्सी सर्टिफिकेट दिलेली ''सम्यक ज्वेर्ल्स'' या नावाची बहुमजली इमारत ज्यामध्ये बेसमेंट, तळ मजला, मॅझेनाईन फ्लोअर तसेच पहिला मजला व दुसरा मजला आहे. ती इमारत व येण्याजाण्याचा व हवा उजेडाचा समाईक हक्क ठेवलेला बोळ.

(यांस पुढे 'सदर जागा मिळकत' असे संबोधिले आहे)



### परिशिष्ट-ब

परिशिष्ट—अ मध्ये नमुद केलेल्या गांव बारामती, ता. बारामती, जि. पुणे येथील बारामती नगरपरिषदेच्या हद्दीतील गांधी चौकानजीकची वार्ड नं. २, महावीर पथ, सि.स.नं. ६ ते ८ व १० तसेच कचेरी रोड वार्ड नं. २, सि.स.नं. ५७९ ते ५८१ अशा एकुण सात सिटी सर्व्हें नंबर्समधील ३६५.३२ चौ.मी. मध्ये बांधलेल्या ''सम्यक ज्वेर्ल्स'' या इमारतीतील दुसऱ्या मजल्यातील पुर्व बाजूकडील फ्लॅट/निवासी गाळा नं. ६ व त्या फ्लॅटवरील ७०.६३ चौ.मी. क्षेत्राचा ओपन टेरेस याचे सविस्तर वर्णन खालील प्रमाणे —

मजला — दुसरा मजला (सेकंड फ्लोअर) फ्लॅट/निवासी गाळा नं.— ६ (सहा) क्षेत्र — ७१.८२ चौ.मी. म्हणजेच

७७२.७८ चौ.फुट (बिल्टअप)

तसेच याच फ्लॅटवरील ७०.६३ चौ.मी. क्षेत्राचा ओपन टेरेस एकमेव मालकी हक्काने.

यांसी चतुःसिमा येणेप्रमाणे :--

पुर्वेस :- महावीर पथ

दक्षिणेस :- सि.स.नं. ९ व ११

पश्चिमेस :- सि.स.नं. ५७८ व डक्ट

उत्तरेस :- .सि.स.नं. ६ मधील बोळ व जिना, डक्ट

येणेप्रमाणे चतुःसिमापूर्वक फ्लॅट/निवासी गाळा नं. ६ चे मुळतः क्षेत्र ५८.८६ चौ.मी. बिल्टअप आहे. त्याव्यतिरिक्त बाल्कनी, जिना, ओपन टेरेस, लिफ्ट यासह संपूर्ण फ्लॅट/निवासी गाळयाचे क्षेत्र ७१.८२ चौ.मी. (बिल्टअप) धरलेले असून, तो फ्लॅट/निवासीगाळा नं. ६ व त्या फ्लॅटवरील ७०.६३ चौ.मी. क्षेत्राचा ओपन टेरेससह एकत्रात या खरेदीखताचा विषय आहे.



... १३ ...

### अनुसूची

# समाईक सेवा व सुविधा :-

- १. बीम, कॉलम, भिंती, ड्रेनेज. सेफ्टीक टॅक
- २. सि.स.नं. ६ मधील बोळ सर्वांना येणे—जाणेसाठी सामाईकांत ठेवलेला आहे.

## राखीव सेवा व सुविधा :--

- श) ओव्हर हेड वॉटर स्टोअरजे टॅक व इमारतीतील जिना व लिफ्ट फक्त लिहून घेणार व अन्य फ्लॅट धारक हेच एकमेव मालकी हक्काने वापरणार आहेत.
- कुपनलिका व त्यावरील इलेक्ट्रीक मोटार लिहून घेणार व अन्य फ्लॅटधारक हेच एकमेव मालकी हक्काने वापरणार आहेत.
- परिशिष्ठ अ मध्ये वर्णन केलेल्या जागा मिळकतीत बांधलेल्या 'सम्यक ज्वेर्ल्स' या इमारतीवरील टेरेसचा वापर फक्त लिहून घेणार व अन्य फ्लॅट धारक हेच एकमेव मालकी हक्काने करणार आहे.
- ४) तळ मजल्यातील दुकान गाळा नं. १ च्या उत्तरेकडील रस्त्यापर्यतची मोकळी जागा त्या दुकान गाळयाच्या खरेदीदार यांनाच एकमेव वापरण्याच्या हक्कासह दिलेली आहे.
- (4) स्वतंत्र व राखीव असलेले ड्रेनेज व सेफ्टीक टॅक लिहून घेणार यांनीच वापरणेचे आहे.



... १४ ...

येणेप्रमाणे कायम व खुष खरेदीखत आजरोजी लिहून देणार यांनी लिहून घेणार यांना बारामती मुक्कामी, वाचून, समजून, उमजून, त्यावर साक्षीदारांसमक्ष सहया करून लिहून दिले असे.

खरेदीखत लिहून देणार

- १) श्री. प्रविण उर्फ प्रविणकुमार किसनदास गुजर सही :- २६, ८०००
- २) श्री. अशोक उर्फ अशोककुमार किसनदास गुजर सही :-

खरेदीखत लिहुन घेणार :-सौ. नेहा किशोर उर्फ किशोरकुमार शहा सही :- सी. नेहा किशोर सही :

साक्षीदार

१) सही - प्रियो २) सही - किळ्ळिलेखरी नांव- Sharkh सिर्य मांव - अरी शहु द्यार्थ द्योरपी पत्ता- प्रयो मांव - अरी शहु द्यारथ द्योरपी पत्ता- ह्यो कारामधी प्रवो.



6,000) -११-८७ पीओ पक्ष एन १७५ तम इ. सकीर्ण -१०८७/प्र.क.८६/कोपा-४ 9960

नमुना म.को.नि.६ (नियम १९२ पहा) सर्वसा .२६ -अ Gen - 26-M

#### ORIGINAL

KAMOUN

चलन क्रमाक या ठिकाणच्या कोषामारात /उपक्रोंबागारात भरण्यात आनेल्या रोख रक्कमेचे चलन भारतीय स्टेट बॅकेमध्ये/भारतीय/रिझर्व्ह बॅकेमध्ये

रणा करणाऱ्याने भरावयाचे	विभागीय अधिकाऱ्याने किंवा कोषारागाने भरावयाचे	कोपागरामें /उपकोष्णगराने /भारतीय रिझर्ट बँकने भारतीय स्टेट बँकेने /हिद्रायाद स्टेट बँकेने भरावयाचे
ाने रक्कम भरण्यात आली आहे, त्या नाव/पदनाम आणि प्रत्ताः गरे-नद्दर निष्ठ्यत्र उप्पे	विभाग : प्रधानशीर्थ : मुद्रांक य नोंदणी "	रक्कम मिळाँली. रुपये (आकडयात) रुपये (अक्षरी )
करण्यासंबंधीच्या प्राधिकारत्राचा तपशील भरणा करण्याचा उद्देश of Stamps द्वारे व मुद्रांकनासाठी झालेली रक्कम	संगणक संकेतांक : १०२ (ii)	कोषपाल : स्टूडिंग के BRENCH! BRENCH! लेखावाल के स्टूडिंग के BRENCH!
कलेली रक्कम रु हर, एड०   - (रुपये) रुन हारतान्त्र हज्यू ४ राप के प्यान करणाराची स्वाक्षरी	वरोवर आहे. पैसे स्विकारावे व पावती द्यांवी.	कोपागाव/उपकोषागार अधिकारी/बँकेचा व्यवस्थापव <b>थेठ प्रगं २</b> विनांक > 3 / 50 / २०००

ः येथे कोषागार/बँकेत रक्कम भरणा करण्याबायत आदेश देणाऱ्या अधिकाऱ्यांचा रयसे शिक्का वरियावा.

क्षम्प्यूहरु दारा मुद्दित होने पर ही वैध VALIP रेक्ष्में ह COMPUTEN PRINTED VALID FOR SIX MONTHS ONLY भारतीय स्टेट बैंक स्ट आळळ एवं अधिक के लिखन हो क्वियान हो क्वियान होन पा ही वैध है। INSTRUMENTS FOR THE SOURCE & ANDYE ARE NOT VALID LICENSE SIGNED BY TWO OFFICENS State Bank of India TEATES/DATE TENTO/2011 अहरतम्स् THUI THAISTEHABLE बेकसं चेक Payce Key: YOCHEN BANKERS CHEQUE 9 Sr. No: 298611 SAH DUYYAM NIBANDHAK CLASS 2 BARAMATI 8 OR ORDER को या उनके आदेश पर 7 6 ZERO ZERO SIX **IFOUR** रापये CONE TRS 1 4 0 6 0 4 PS 000 अदा वर्रे AMOUNT BELOW 14061(1/5) 5 RUPEES TENS UNITS HUHDG THOS वर्त भारताच तटेट बंक 4 HY STATE BANK OF ! PAISE ZERO ONLY 3 द्वारी करने वाली शाखा beung Branch BARAMATI 2 क्रेंड क्रे. Code No: 00321 H. KALANKAR 181 NO. UZ 112-224328 ) (इस्ताक्षर ममूना क्रथ १६३ ५०० १ Key: YOGHEN Sr. No. 298611 प्राधिकृत हस्ताक्षरकर्ता / AUTHORISED SIGNATORY 101 000228803706

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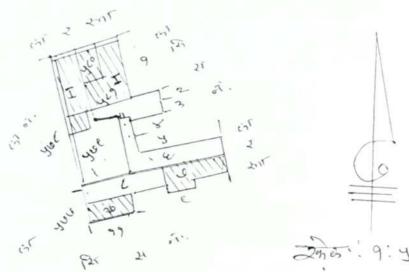
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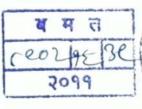


्राहरः वारामती ताक्षा : वारामाना

TIS: 2 हमवीता आंत्रशा द्वाराता विकानं पुष्ट, पुरव, पुरव, ह, ७,८



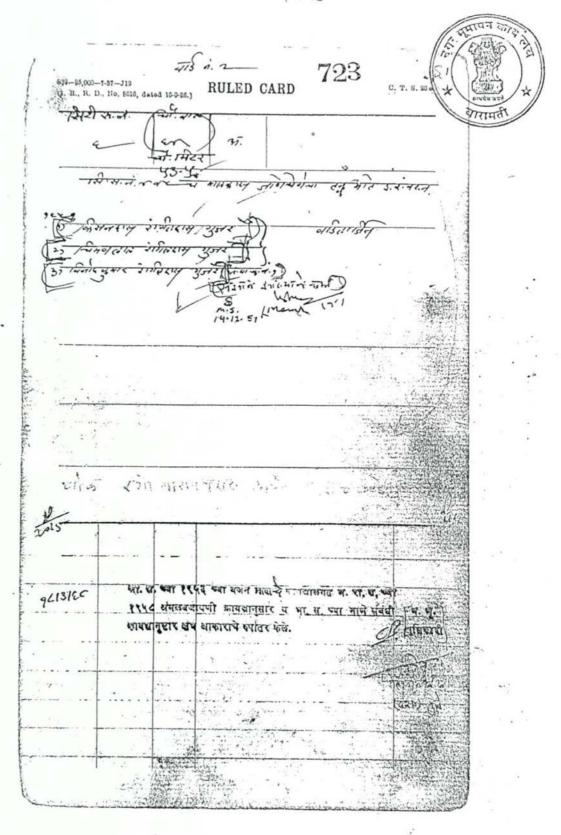
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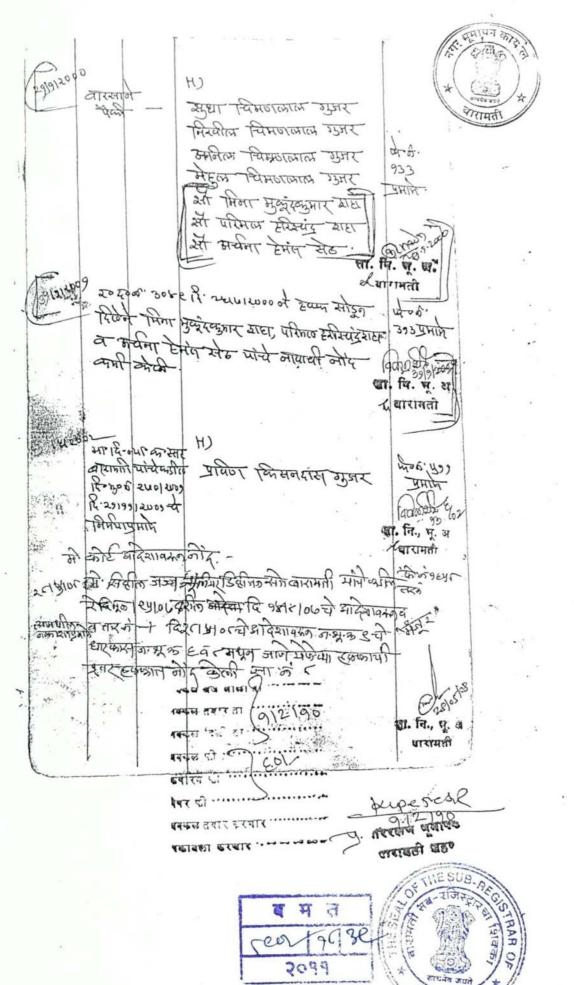


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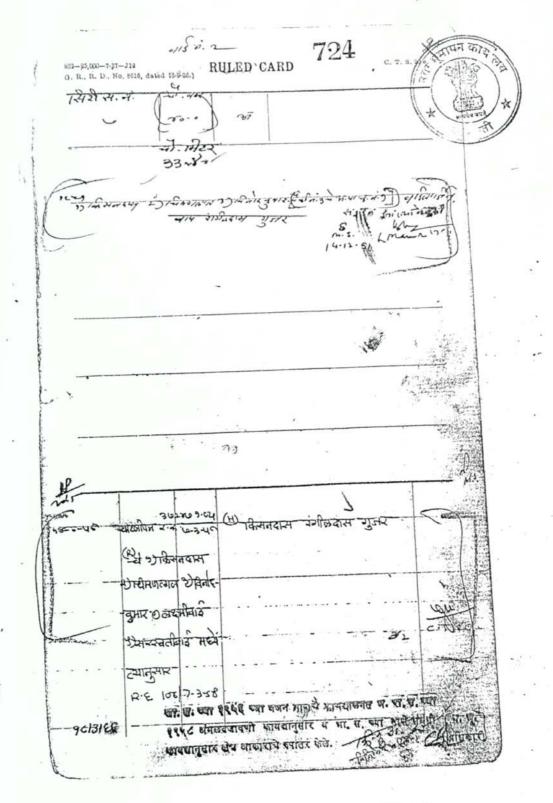
वासामित अस्ति २ कि माना ह भ्रेपि उतारा





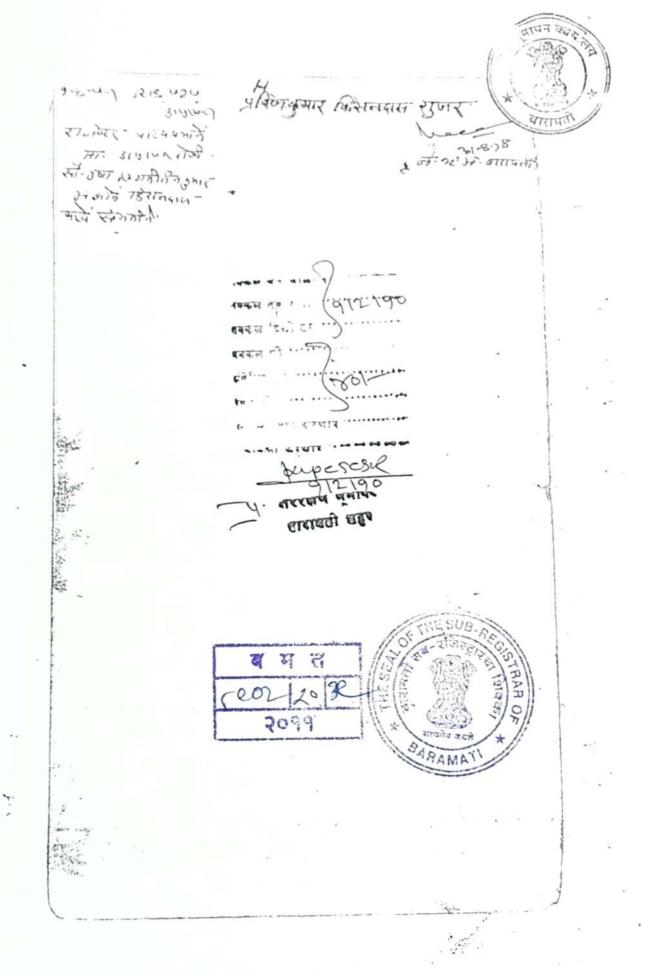


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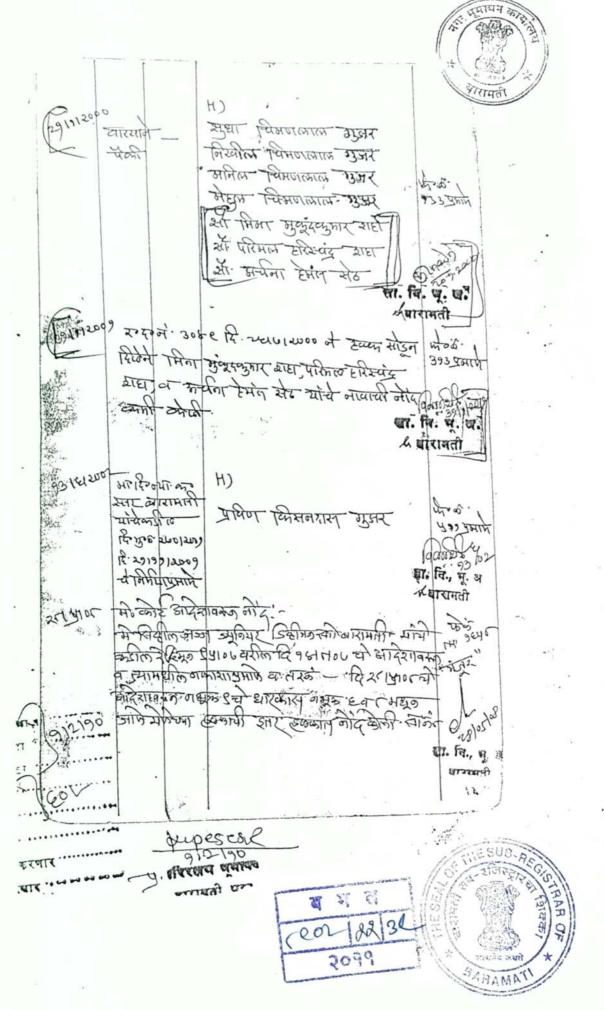




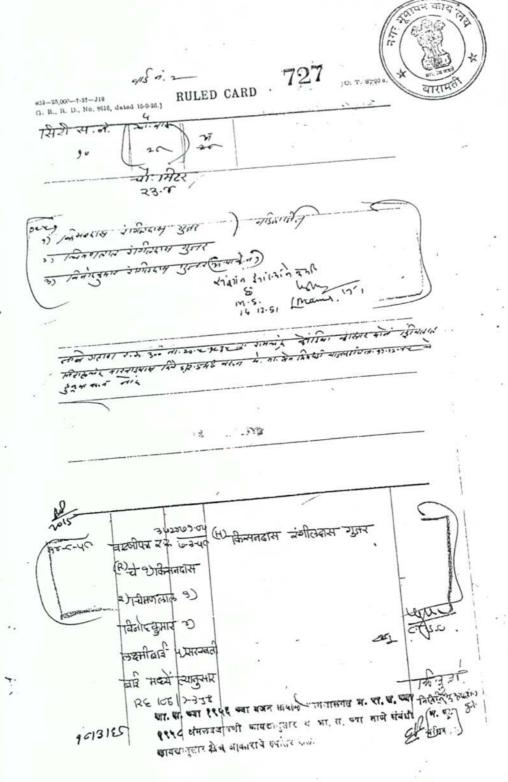
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अमामिस वर्डि ज. २ स्मि.स. ८ भ्रॉप्टी अगारा q15 is. 2 725 RULED CARD G32-25,000-7-ST-J12 O. R., R. D., No. 9616, dated 16-9-26.] मनाविष्यासम्मे वित्रेष्ट्रमार शावदान गुतर ने डिकेस पात्र ने . . का पत १९६४ का का मामाने कमसाकार पर पर पर ११५८ श्रेमकवनावणी जायकानुसा कुल जा आणे शंबंधी है. हु. अवधानुबार क्षेप शाकाराचे ब्वांतर केले. ब म ल 2099



वासामती नार्टन २ कि. म. ज. ९० गापि अगारा





STE ASTO

(H) प्राविण कुमार क्रिस्माहास 23णर

मारामवी अ

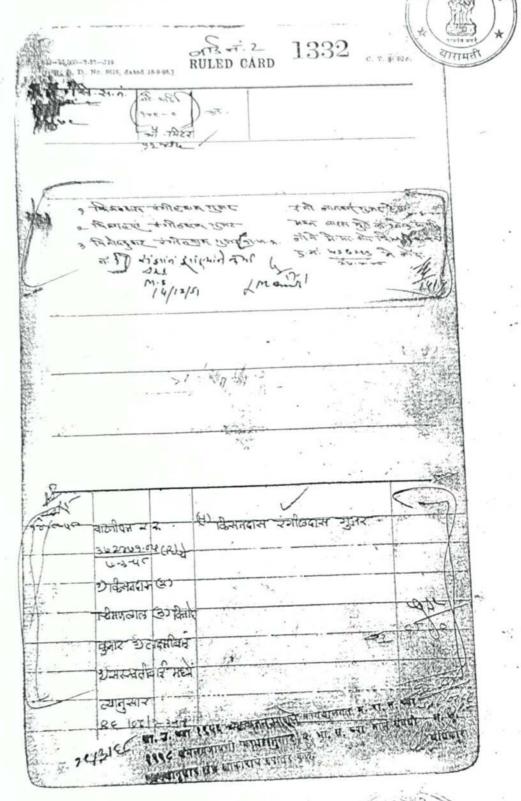
विसन रगीकदास रसे उपा , नित्तनपुमार अशोद किसनदास धार्मिकिर स्वीपर वारपाप्रमावे

क्ष्म के बाका ने क्ष्म के किए के क

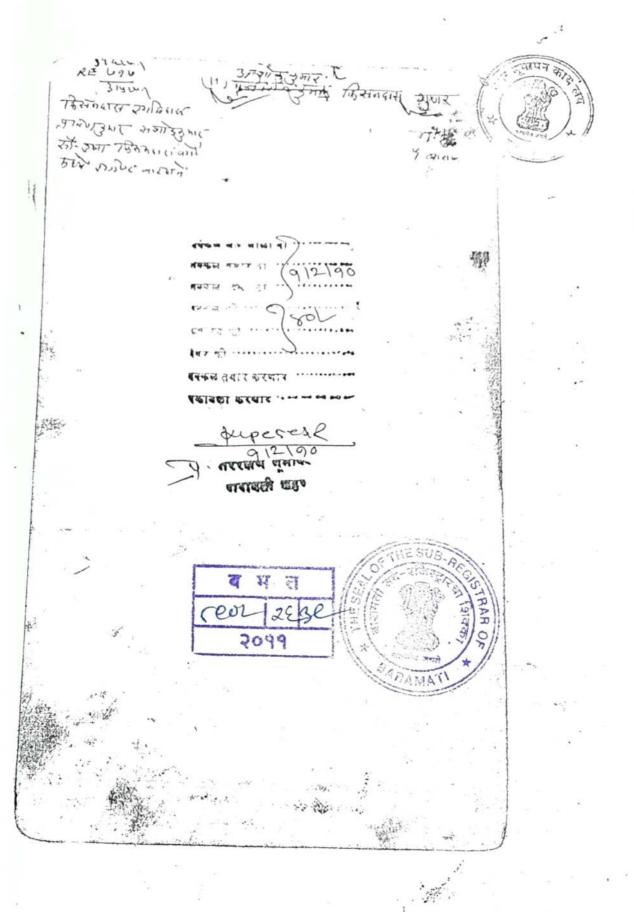
प्रिक्टरवर प्राथित म्मायर शायावती खरुष



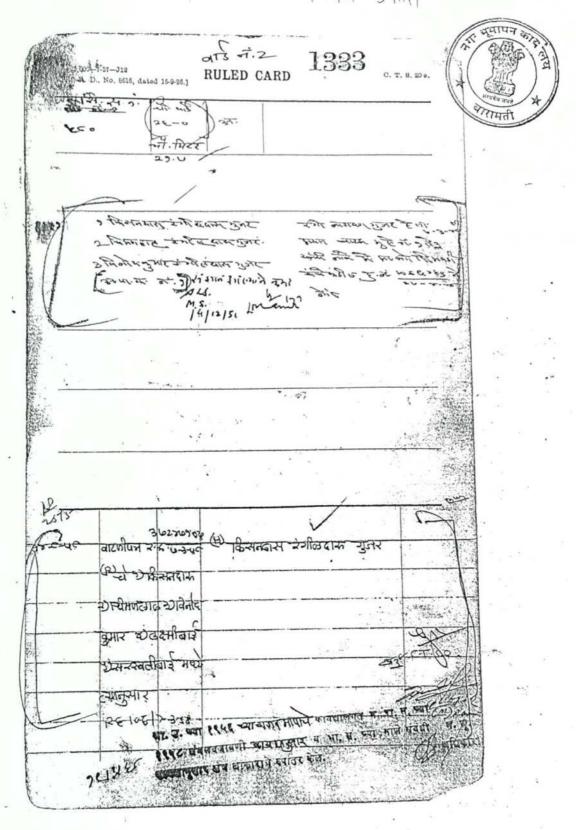
वारामती वार्ड २ सि.स न १७६ भ्रॉपेटी अतारा



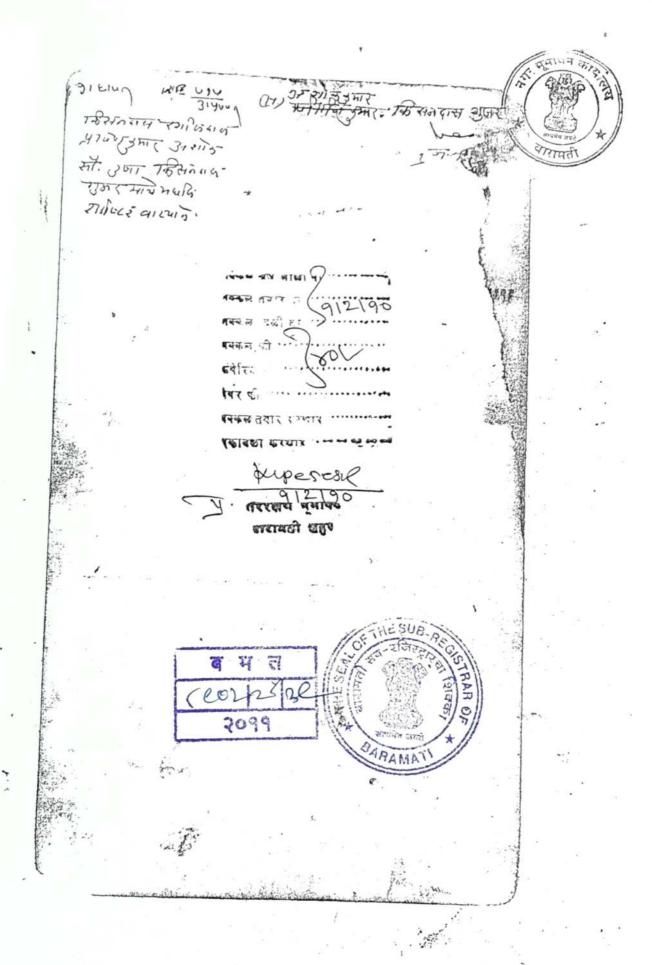




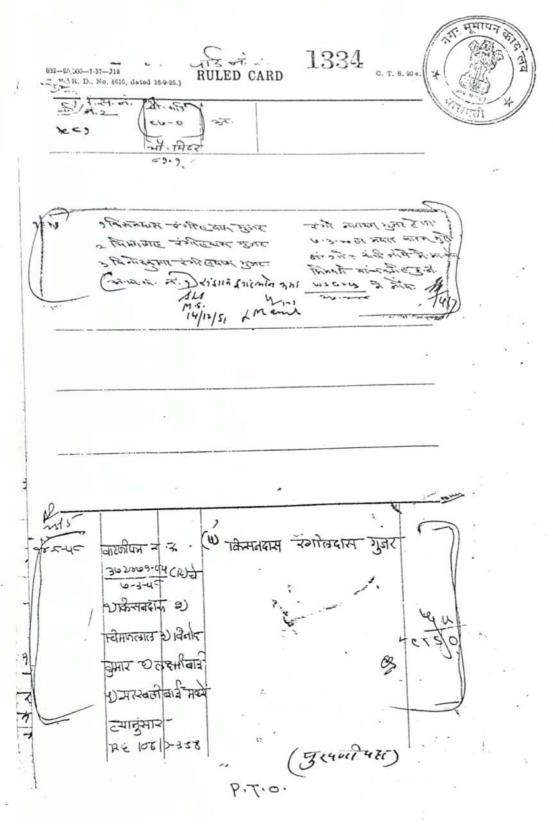
वसामकी वार्ड २ सि सत ज १०० व्रॉपिटी अतारा



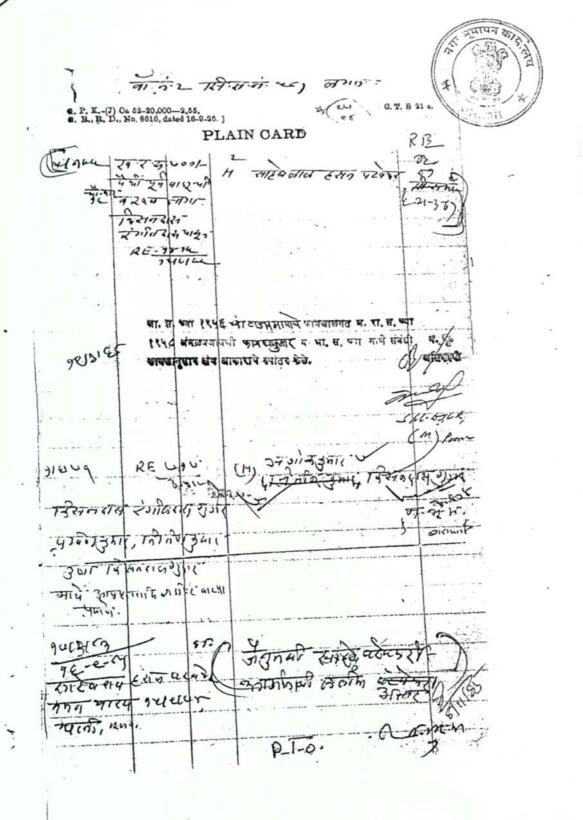




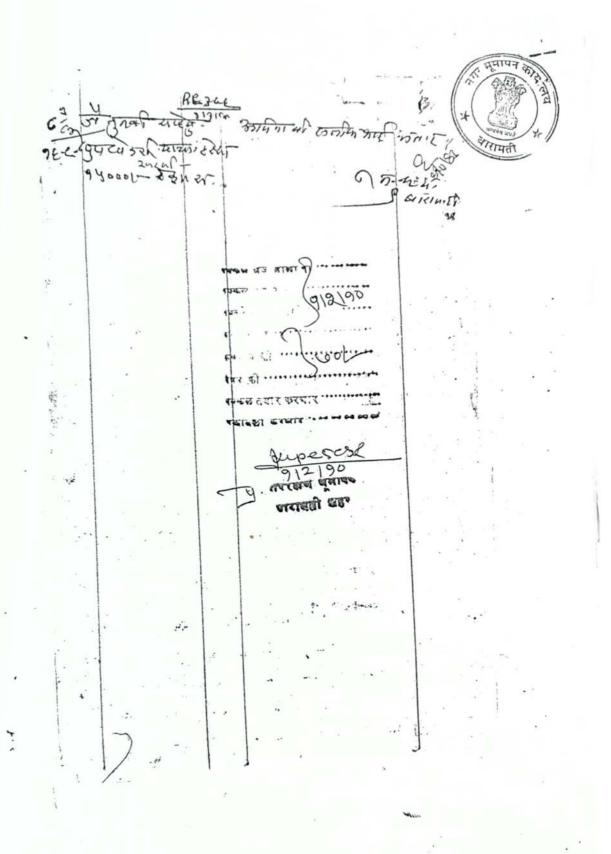
मामते : विष्ठ . व. २ कि. म. म. प्राप्त अगमा













# बारामती नगर परिषद, नियोजन प्राधिकरण.

- चा :- १) महाराष्ट्र शासन राजपत्र जानेवारी १०,१९८०
  - २) महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ व महाराष्ट्र नगरपालिका अधिनियम १९६५ चे कलम १८९
  - ३) अर्जदार यांचा जबाब ता.
  - ४) ओव्हरसियर यांचा रिपोर्ट ता.

जुधारित -: प्रारंभ प्रमाण-पत्र :-

174

अर्ज क्रमांक प्रारंभ पत्राचा क्रमांक <u>38</u> दिनांक 231212000 अर्जदार श्री. उन्हों के कुमांक स्थान हिंग स्थान क्रमांक सि. स. न. ५०९ पशीर में . १ कि सन्दान क्रमांक सि. स. न. ५०९ पशीर में . १ कि सन्दान संज्ञात विशेष फेरबदल व्या कुमचे मालकीच्या जीगेमध्ये तळ-मजला, पहिला-मजला ,दुसरा-मजला, सेफ्येक ग्रन्थतीचा संज्ञात विशेष फेरबदल व्या दुस्तत्वाच बांधकाम करण्यास परवानगी मिळणेकरिता तुम्ही दिनांक २१ / ४ - १००६ नी सादर केलेल्या अर्जावरुन तुम्हांस पुढील शर्तीच अधिन राहुन सोबतच्या मंजूर नकाशा वरहुकुम बांधकाम सुरु करण्यासाठी प्रमाण-पत्र देणेत येत आहे.

- १) हे प्रमाण-पत्र दिल्याचे तारखेपासून एक वर्ष पर्यंत वैद्य राहील. एक वर्षांत काम पूर्ण न झाल्यास मुदत संपण्यापूर्वी परवानगी आदेशाने नुतनीकरण करुन घेणे बंधनकारक आहे.
- २) मंजूर नकाशानुसार दिलेल्या परवानगी व्यक्तिरिक्त जादा कोणतेड़ी बांधकाम करता येणार नाही. अथवा नियोजन प्राधिकरणाच्या (मुख्याधिकारी यांच्या) लेखी व स्मष्ट परवानगी वाचून कोणत्याड़ी फेरबदल करता येणार नाही.
- ३) जो त्यापर्यंत काम झाल्यावर नगरपरिषद ओव्हरसियर यांचेकडून चेक करून घेऊन पिंतथ सर्टिफिकेट घेतल्याशिवाय पुढील काम करू नये अन्यथा आपली परवानगी स्थर्गात ठेवण्यात येईल.
- ४) बांधकाम केवळ स्वतःच्या मालकी हक्काप्रमाणे केले पाहिजे मालकी हक्काबद्दल कोणताही वाद उपस्थित झाल्यास त्यास नगर परिषद जवाबदार राहणार नाही.
- ५) प्रस्तुत प्रारंभ प्रमाणपत्राब्दारा देण्यात आलेली परवानगी रद्द करण्याचा अथवा त्यामध्ये सुधारणा व फेरबदल करण्याचा अधिकार महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ अन्वये राखुन ठेवला आहे.
- ६) जागा विगरशेती झाल्याशिवाय बांधकाम सुरु करु नये.
- वारामती शहराच्या मंजूर नगररचना योजनेनुसार विकास आराखङ्यानुसार यांधीत झालेली व सोबतच्या मंजूर नकाशात विशेष्ट्य ने दर्शविलेले क्षेत्र खुले ठेवावे त्यात कोणतेही यांधकाम करता येणार नाही.
- ट) बांधकाम पूर्ण झाल्यावर एक महिन्याच्या आत नियोजन प्राधिकरण मुख्याधिकारी यांचेकडे लेखी अर्ज कहन बापरणेसाठी परवानगी अर्ज मिळवावा अशा वापर परवान्याखेरीज जागेचा वापर सुरु करता येणार नाही केल्यास तो महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ मधील तरतुदीनुसार कायदेशीर कारवाई केल्यानंतर दंडाची आकारणी होईल.
- ९) इमारतीच्या आवारात कमीत कमी 🔑 आडे लावून त्याची जोपासना करावी.
- १०) रस्तेवर बांधकामाचे साहित्य ठेवून रस्तेवर अडथळा करु नये.
- ११) नियोजन बांधकाम भुकंपरोधक करण्याचे दृष्टीने सक्षम स्थापत्य अभियंत्याकडून त्याचे भारतीय मालक संस्थेने प्रमाणित केल्याप्रमाणे नकाशे परवाना धारकाने प्राप्त करुन त्याची प्रत नगरपरिषदेकडे दाखल करावी. व त्या आराखङ्ग्याप्रमाणे सदर अभियंत्याच्या देखरेखीखाली बांधकाम पुर्तता करुन घेण्याची जबाबदारी अर्जदारावर राहील.

१२) इमारतीच्या टेरेसवरील पावसाचे पाणी जिमनीत सोडणे व जिरवणेची स्वतंत्र्य व्यवस्था करण्याचे शतींवर (Rain Water Harvesting) 35 अराजा निकाल ५ 190) २०१६ खेळी मा आर्जाली - वंडारिकारी कार्या कार्याकी योगी सामार्श कार्या विकाली कार्या अर्थानावर कामन स्वारत करिका

उठ हिणोक १८१ १०१२००६ अञ्चल दिलोकी मुख्याधिकारी आणि नियोजन प्राधिकारण प्रत - नगर भुमापन अधिकारी सोम्ब्रिट्स कार्या अधिकारी सोम्ब्रिट्स कार्या वारामती नगरपरिषद, बारामती. कर २२ १२००६-० १० अत उत्तर वारामती नगरपरिषद, बारामती.



BARAMAT MUNICIPAL COUNCIL BNP / Karya-14/ 515 /2010-11 Date: 7/5/2011

APPENDIX - F (Bye - law No. 14.1)

#### OCCUPANCY CERTIFICATE

From:

Chief Officer, Baramati Municipal Council Baramati,

To.

Shri.Ashokkumar kisandas Gujar, Shri.Pravin Kisandas Gujar Baramati,Tal,Baramati Dist, Pune

Ref:

- Application From Shri Ashokkumar kisandas Gujar, Shri.Pravin Kisandas Gujar Baramati.Tal,Baramati Dist, Pune Dated 19 / 7 /2010
- 2) Building Permission Order No,34 2006-07 Dated 23/2

Sir,

This is to certify that the development work Basement, Ground Floor First and Second Floor Building in Ward No 2 C.T.S,No ô,7,8,10 & 579,580,581 completed under supervision of Nandita S. Shah Baramati is permitted to occupy on the fullfilment of following grounds:-

- Completion Certificate Submitted By Nandita S. Shah & Architects
   Baramati
- Structural Certificate Submitted by Hansal Parikh and Associates Structrul Consultants Engineer, Pune
- 3) Applicants Affadavit Dated 25 / 06 /2010
- 4) Applicants Affadavit Dated 28/4/2011



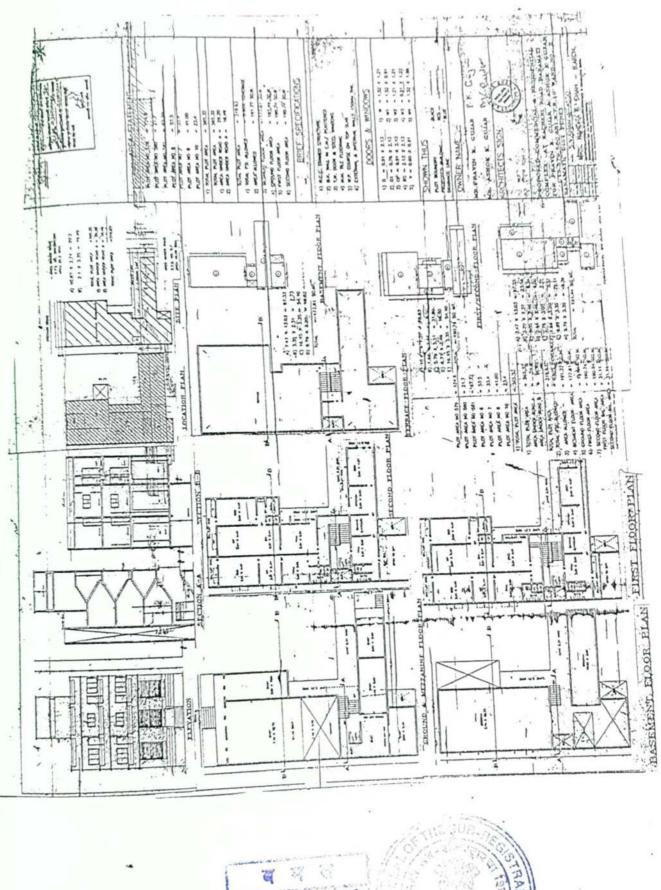
( Ravi Pawar ) Chief Officer, Baramati Municipal Council,

Copy to:

House Tax Department, B.M.C.

E:\Old HDD Data\My Documents\Gaikwad\civil vdg.doc-735







AT/0043/0255/264264

Elector's Name मतदाराधे नाव

Gujar Pravinkumar गुजर प्रविणकुमार

Father's/Mother's/ Husband's Name Kisandas यडील/आई/पतिचे नांव किसनदास

Sex M लिग 4 Age on 1.1.94 1.1.94 रोजी वय

भारत निवद्गणुक आयोग Election Commission of India अोळखपत्र IDENTITY CARD

CRM2278885





मतदाराचे नांव : अशोककुमार किसनदादा गुदर

Elector's Name : Ashokkumar Kisanadas Gujar

: किसनदादा गुजर पडीलांचे नाय Father's Name : Kisanadas Gujar

1/1/2006 रोजी यव Age as on 1/1/2006

- Addiess/ पत्ता

190

Shakt.nbari(B.N.P.)

Tal. Baremati Dist. Puno

980

शाकंधरी(वा.न.पा.)

ता. धारानती जि. पुणे



Electoral Registration Officer मतदार नोंदणी अधिकारी

२५५ बारामती

Assembly Constituency विधानसभा मतदारसंघा करिता

Place/रथळ Baramati

वारामती

Date/दिनाक 10/11/94

This card may be used as an identity card under different Government schemes. है पत्र शासनाच्या विविध योजनांसाठी ओळखपत्र म्हणून उपयोगात आणता येईल

CRM2278885 190, कचेरी रोड(शाक बरी वार्ड पत्ता बारामती यारामती गाव

बारामती तालुका पुणे- 413102 जिल्हा

190, Kacheri Rd(Shak Ba Address

Baramati

Village Baramati

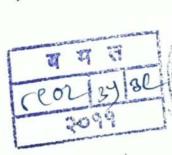
Baramati

Taluka Punc- 413102 District

दार नोंदणी अधिकारी 255-बारामती विधानसभा मतदारसंघा करिता Electoral Registration Officer For 255-Baramati Assembly Constituency

: भारामती FEE : Baramati Place दिनांक/ Date : 5/2/2007

हे पत्र शासनाच्या विविध योजनांसाठी ओळखपत्र म्हणून उपयोगात आणता थेईल. This card may be used as an Identity Card under different Government Schemes 74/91





M.S.E. D.C. Ltd. Baramati-IL



भारत निवडणूक आयोग Election Commission of India ओळखपत्र IDENTITY CARD

RM1500917





: दिलीप राजाराम घाळे

ctor's Name : Dilip Rajaram Ghale

: राजाराम घाळे लांचे नांव : Rajaram Ghale ther's Name

Sex : M p: p

/1/2006 रोजी वय 44 ge as on 1/1/2006

Election Commission of India भारत निवडणूक आयोग

IDENTITY CARD ओळखपत्र

MT/0043/0255/309508



Elector's Name मतदाराचे नाव

Keskar Vishwanath केसकर विश्वनाथ

Father's/Mother's/ Husband's Name Genaba वडील/आई/पतिचे नांव गेनवा

लिंग M

Age on 1.1.95 1.1.95 रोजी वय

पु

CRM1500917 2333, श्रावण गही, पत्वा बारामती वारामती गाव बारामती वालुका पुणे- 413102 बिल्हा 2333, Shravan Lane, Address Baramati Baramati Village Baramati मतदार तदणी अधिकारी Taluka Pune- 413102

255-बारामती विधानसभा मतदारसंघा करिता Electoral Registration Officer For 255-Baramati Assembly Constituency

: बारामती : Baramati

स्यळ Place दिनांक/Date: 29/1/2007

District

हे पत्र शासनाच्या विविध योजनांसाठी ओळखपत्र म्हणून उपयोगात आणता येहेल. This card may be used as an Identity Card under different Government Schemes 0046/ 1236 Address/ पत्ता 155-3

Dorlewadi Tal.Baramati Dist.Pune

944-3 डोलेंवाडी

ता.यारामती जि.पुणे



255 Baramati २५५ वारामती

नीदणी अधिकारी

Assembly Constituency विधानसभा मतदारसंघा करिता वारामती

Place/स्थेळ Baramati

Date/दिनांक 8/1/95

This card may be used as an identity card under different Government schemes. पत्र शासनाच्या विविध योजनासाठी ओळखपत्र म्हणून

उपयोगात आणता येईल



ओळख देणार र	यांचा गोलन	
ाळख देणार त नांव :	फोटो	सही व अंगठा
नांव :- ज्यो विद्यीप एडन्स्ट क्रिक्ट	<u>फोटो</u>	सही व अंगठा
पता: क्याना अपना अपना अपना अपना अपना अपना अपना अ		A MARINE
जिल्हा :		

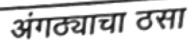


भाग-1

वमत दस्त क्र 8902/2011

36/30

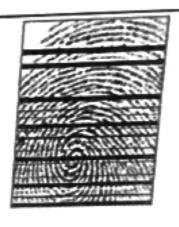
# छायाचित्र



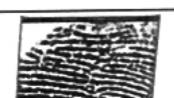












# 

## दस्त गोषवारा भाग - 2

वमत

दस्त क्रमांक (8902/2011) 00120

स क. [हमत-२००२-२०१1] चा गोषवारा जिल मुल्य : 1404800 मोबबला 846500 घरलेले मुटांक शुल्क : 66960

सत हजर केल्याचा दिनांक 14/10/2011 10:46 AM नेषादमाचा दिनांक 13/10/2011

दस्त हजर क्रमणा याची सही : ्रा , लेहा कि द्या २ देहा .

इस्ताचा ग्रकार :25) अभिहस्तातीरणपत्र

इस्त अनुकोट प्रकार "(25-ड) मिवासि जागां (सहकारी संस्था/मासकी (ओनरशीय) फ्लॅटस) संबंधी असेत तर

सिक्का के 1 ची चेळ : (सादरीकरण) 14/10/2011 10:46 AM

হিৰকা জ 2 ঘী ঘঁক : (জী) 14/10/2011 10:48 AM

शिक्का क. 3 ची चेत : (कबुली) 14/10/2011 10:49 AM

शिक्का इ. ४ ची देव : (ओळख) 14/10/2011 10:50 AM

दस्त मीट केल्याचा दिनांक : 14/10/2011 10:50 AM

क्रोहर

खासील इसम असे निवेदीत करतात की, वे दस्तऐयज करून देणा-याना व्यक्तीश ओळ्खतात.

इ स्टार्च ओळख पटवितात

व) विश्वनाव गेनवा केसकर .घर/प्रसेट के - प्रदेशपाय

बाइसी/रस्ता -

कुंबारतीचे नाय -

इसारत न

पेठ/वसाहतः -

शहर/गाय गुनवडी

चालका बारामती

2 दिलीय राजाराम धाळे ,घर/प्रलॅट नः 🗘 हिंदि छ

गर्ला/रस्ता -

इंसारतीचे नाव -

ईमारत नः -

पद/वसाहतः -

शहर/गाव बारामती

तालका बारामती

पिन -

दु. निबचकाची सही बारागती



पावती क .8901 दिनांक 14/10/2011 पावतीचे वर्णन नांव नेहा किशोर ऊर्फ किशोरकुमार शहा

नोंदणी फी 14050 . नक्कल (अ. ११(१)), पृष्टांकनाची नक्कल 780 (31, 11(2)). रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी

14830: एक्ण

द. निबंधकाची सही, बारामती

प्रमाणित करागात बेते की या दस्तामध्ये

पहिले जंबरचे प्रशानिक

बारामती

विनांक ९४ /१०/२०१)

### Adv. B.N. Khartude

Notary (Govt. of India) 'Shakti Villa', Ashoknagar, Baramati, Dist – Pune. Mob.No.9921868788 Date :- 25/05/2016

#### Annexure - 'B'

* \	a) Name of the Book of the Control o	
1)	a) Name of the Branch / BU/Office seeking opinion	State Bank of India Branch
		Baramati, Tal Baramati, Dist
		Pune.
	b) Reference No. and date of the letter under the	Not Submitted
	cover of which the documents tendered for scrutiny	
	are forwarded	
	c) Name of the Borrower	Chandukaka Saraf and sons private
		limited
2)	a)Name of the unit / concern / company / person	Mrs.Neha Kishor @ Kishorkumar
	offering the property/(ies) as security	Shah
	b) Constitution of the unit / concern / company /	Mrs.Neha Kishor @ Kishorkumar
	person / body / authority offering the property for	Shah
	creation of charge	
	c) State as to under what capacity is security offered	Borrower
	(whether as joint applicant or borrower or as	
	guarantor, etc.)	
3)	Complete or Full description of the immovable	As per mentioned schedule
	property/(ies) offered as security including the	property
	following details.	
	a) Gat No./ S. No.	CTS.no.6 to 8,10, 579-581
	b) Door/ House No. (in case of House Property)	Flat No. 6
	c) Extent / area including plinth / built up area in	
	case of House Property	including open terrace area 70.63 Sq.mtrs
1	d) Location, like name of the Place, Village, City,	
	Registration, Sub - district etc. Boundaries	of ,Baramati municipal council
		Baramati
		Boundaries of Flat
		East : Mahavir path
		South :CTS.no 9 and 11
		West : CTS.no 578 & Duct
		North : CTS.no 6 space &
- 1		staircase, Duct

18cher -

			· · · · · · · · · · · · · · · · · · ·	od sprially	c) Whether	Y
1	T > 0	particulars of the	e documents scrutiniz	ed Serially	c) Whether to possible to	)
	4 0)	chronologically-			0	
				to whether	60 /0	40
	(a)	Nature of decam	r certified copies or r	egistration	Original & Certification 1. July	Sc
						1
	extr	act duly certified	s or certified extracts	from the	/ /	2)
	Not	e: Only original	s or certifies	norities be		1
	regis	stering / land /	revenue / other auth			
	exar	nined.	Name/ Nature of	Original	In case of copies	
	Sr	Date	Name/ Nacore	/	In case of copies, whether the	
	No		the Document	certified	original was scrutinized by the	
				copy/ certified	Advocate	
				extract/		
				photoco		
				py etc.	Yes	
	1.	14/10/2011	Registered Sale deed	Original	res	
	2.	14/10/2011	Index II of	Certified	Yes	1
			registered sale deed	0		ŧ
	3.	14/10/2011	Receipt of registered sale deed	Original	Yes,	3
	4.	01/02/2010	CTS.no.6 to 8,10,	Certified	Yes	
		2/	579 -581			
	5.		Permission for	Certified	Yes	
		23/02/2007	building	Certified	165	
			construction issued			
			by Baramati Muncipal Council			
	6.	23/02/2007	Sanctioned building	Certified	Yes	
	7.	07/05/2011	Occupancy	Certified	Yes	
			certificate	Jerunica	ies .	
			Issued by Baramati municipal council			
	8.	19/07/2011	Deed of declaration	Certified	Yes	
	9.	01/07/2015	at sr.no.6229/2011		res	
			Municipal Tax paid receipt for the year	Certified	Yes	
			2015-2016			
_						
5.	Wheth	ner certified c	opy of all title doc	line - i		
	obtain	ed from the	relevant sub-registrar	unients a	re Yes	1
						l
	propos	sed mortgagor	? (Please also enclose	ilable by th	ne	ı
	certifie	ed copies and re	elevant for	se all suc	ch	ľ
	TIR.)		elevant fee receipts alo	ong with th	ne	
6,	a) Wh	ether the reco	rds of			
	authori	ties relevant	rds of registrar office	or revenu	I P	
	availab	le for wells	to the property in q	uestion -		
	comput	re for verificat	ion through any onlir	le nortal	Yes	
	comput	er system?		or		
	b) If	such online/c	omputer records are			
				2,		
	the com	ments/ finding	s in this regard.	e made an	d	
			regard,		Yes	
					- Dry	

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possible to be got verified from any online portal and if so whether such verification was made?  7. a) Property offered as security falls within the Jurisdiction of which sub-registrar office?  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?  c) Whether search has been made at all the offices named at (b) above?  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?  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)  9. Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy / Possessory Rights or Inam Holder or Government Grantee / Allotee etc.)  10. If leasehold, whether; a) Lease Deed is duly stamped and registered b) lessee is permitted to mortgage the Leasehold right, c) duration of the Lease / unexpired period of lease, 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)? f) Right to get renewal of the leasehold rights and nature thereof.  1. If Govt. grant / allotment / Lease-cum / Sale Agreement, whether; grant/ agreement etc. provides for allenable rights to the m		c) Whether the genuineness of the stamp paper is	
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property,		to the mortgagor with or without conditions,	Not Applicable
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	whether any permission from Govt. or any oth authority is required for creation of mortgage and if	Not App What a
	authority is required for creation authority is required for creation whether such valid permission is available whether such valid permission is available.	What
		(f) ablish
12.	a) Such right is heritable and transferable,	1 2610
	a) Such right is he created	Not application of the form
	b) Mortgage can be created.	Not applicate avail
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 he reasons for coming to such conclusion.	re d Not applicate the
14.	If the property has been transferred by way or dire	
1 1	Settlement Deed, whether:  a) The Gift/Settlement Deed is duly stamped and registered;	Not applicable
	b) The Gift / Settlement Deed has been attested by two	Not -
	witnesses;	Not applicable
1	c) The Gift/Settlement Deed transfers the property to Donee;	Not applicable
G	) Whether the Donee has accepted the gift by signing the ifft / Settlement Deed or by a separated writing or by	
10	inplication or by actions;	Pplicable
e)	Whether there is any restriction on the Donor in	Not -
117	Whether the Donee is in possession of the gifted	Not applicable
		Not applicable
anv	Whether any life interest is reserved for the Donor or	
per	son to join the creation of	Not applicable
thro	ough the gift settle passed	
2. [0]	D C350 of 11:	Not applicable
enfor	Creable mortgage.	Not applicable
morte (c) v	gagor is in possession and enjoyment of his share.	
morte	partition made is wall in Share.	Not applicable
(d) In	and the	
formal	decree has become final and all other conditions	Not applicable
		Not applicable
mortga	nal precautions to be taken one sets to	applicable
Whethe	the title document	Not applicable
/alle	nts/wills?	
(a) In ca	ase of wills when	
or unreg	istered will?	
b) Whe	ther will in the matter needs a mandatory	Not applied
robat	n the matter need	Not applicable
me	and if so whether the	
inpeten	e and if so whether the same is probated by a	Not applicable
) Wheth	er the property.	Findable
Wheth	er the animal simulated on the	
IA/L	er the original will is available?	
wheth	er the original and original an	Not applicable
ator is	per the original will is available?  The original death certificate of the available?	Not
	and the state of the	Not applicable
	the	Not applicable

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(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.)  17 (a) Whether the property is subject to any wakf rights?  (b) Whether the property belongs to church/ temple or any religious/other institutions having any restriction in creation of charges on such properties?  (c) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?  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.  (b) Please also comment on any other aspect, which may adversely affect the validity of security in such cases?  19. (a) Whether the property belongs to any trust or is subject to the rights of any trust?  (b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?  (c) If so additional precautions/permissions to be obtained for creation of valid mortgage?  (d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.  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.  (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?	2/1	5	
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are to be verified to ensure the validity of the title and right to enforce the mortgage?	rel		applicable
right to enforce the mortgage?			
2.5%			
The same of conversion of Adjicultural land for		In the case of conversion of Agricultural land for	



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	U U	
2	21. Whether the property is affected by any local laws or	(6
	other regulations having a bearing on the creation security (viz.Agricultural Laws, weaker Sections,	Not applicable
22	Regulations, Environmental Clearance, etc.),	
	(a) Whether the property is subject to any pending or proposed land acquisition proceedings?  (b) Whether any search/enquiry is made with the Land	No
23.	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?  (c) Whether the title documents have any court seal/	No
I I	security to court in respect of the property in question?	No
be (b)	elongs to the firm and the deed is properly registered.	Not applicable
(c)	mpleted as per applicable laws?  Whether the person(s)	Not applicable
firm.	ther the property belongs to and on behalf of the	Not applicable
docum the Co /provis	prisation to create mortgage/execution of nents, Registration of any prior charges with sion for common seal etc.	Not applicable
mortgag resolutio	ge can be created, and the requisite	ot applicable
) Wheti	ther any POA is involved in the chain of title?  No her the POA involved is one coupled with	t applicable
torney.	If so all Agreement-cum-power of	applicable

applicable

à	(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 /	Not applicable
	Individual or Proprietary Concerns in favour of their	- applicable
	Partners/ Employees/ Authorized Representatives to sign	
	Flat Allotment Letters, NOCs, Agreements of Sale, Sale	
	Deeds etc. in favour of l	
	Deeds etc. in favour of buyers of flats/units (Builder's	
	POA) or (ii) other type of POA (Common POA).	
	(d) In case of Builder's POA, whether a certified copy of	
	POA is available and the same has been verified /	Not applicable
	compared with the original POA.	
	(e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in	
1	respect of POA.	
	i. Whether the original POA is verified and the title	Not and in the
	investigation is done on the basis of original POA?	Not applicable
		Not applicable
	ii. Whether the POA is a registered one?	Not applicable
	iii. Whether the POA is a special or general one?	Not applicable
	iv. Whether the POA contains a specific authority for	
	execution of title document in question?	
(f	) Whether the POA was in force and not revoked or	
	ad become invalid on the date of execution of the	No
	cument in question? (Please clarify whether the same	
ha	s been ascertained from the office of sub-registrar	
als	0?)	
(g)	Please comment on the genuineness of POA?	Not applicable
	The unequivocal opinion on the enforceability and	Not applicable
	dity of the POA?	oc applicable
Whe	ether mortgage is being created by a POA holder,	
che	ck genuineness of the Power of Attorney and the	Not applicable
exte	ent of the powers given therein and whether the	
sam	e is properly executed/ stamped/ authenticated in	
term	is of the Law of the place, where it is executed.	



	8	33. (a) Urban 1
	If the property is a flat / apartment or residential	(a) detail
29	ommercial complex, check and comment on the	Land owner's title
		(10)
	following:  (a) Promoter's/Land owner's title to the land/ building;	Land owner's title to
	(b) Development Agreement / Power of Attorney;	Not applicable 34.
	(c) Extent of authority of the Developer/builder;	Not applicable
	(d) Independent title verification of the Land and/or	35
		No
	building in question;	Sale deed is registered
	(e) Agreement for sale (duly registered);	5% on registered document
	(f) Payment of proper stamp duty;	Registered document
1 1	(a) Decision of sale agreement	La Carante
1 1	(g) Requirement of registration of sale agreement,	
1 1	development agreement, POA, etc.;	Building plan is issued by
	(h)Approval of building plan, permission of appropriate /	
"	ocal authority, etc.;	Baramati Municipal council
	100	Baramati
CC	i)Conveyance in favour of Society /Condominium oncerned;	No
G	) Occupancy Certificate / allotment letter/letter of	Occupancy certificate
15	ossession;	dt.07/05/2011
(k	) Membership details in the Society etc;	Not applicable
	Share Certificates;	No
(m	) No Objection Letter from the Society;	Not applicable
n) ,	All legal requirements under the local/Municipal laws,	not applicable
reg	arding ownership of flats/ Apartments /Building	Yes
Reg	ulations, Development Control Regulations, Co-	
opei	rative Societies' Laws etc.	
(0)	Requirements, for noting the Bank charges on the	
reco	rds of the Housing Society, if any;	Not applicable
(p) I	f the property is a vaccet land	
vet	f the property is a vacant land and construction is	Lay out is sanctioned by
Dreca	to be made, approval of lay-out and other	baramati Municipal Council
	utions, if any;	Baramati
(d) N	whether the numbering pattern of the units/flats	
tally II	n all documents such as approved plan, agreement	Yes
pian, e	etc;	
Encum	brances, Attachments, and /or claims whether of	State I
Govern	ment, Central or State or other Local authorities	State bank of India Branch Baramati
or Third	d Party claims, Liens etc. and details thereof	Saramati
The per	riod covered under the F	
and the	riod covered under the Encumbrances Certificate	As stated detailed herein below
one i	person in whose favour the	in Annexure 'C' Para no.5
encumb	rance is created and if so, satisfaction of charge,	
ir any.	105A 415W	
	egarding property tax or land revenue or other	
Details r		
Details r tatutory	dues paid/payable as on date and if not paid,	Property tax paid receipt is shown dt.01/07/2015

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the design of the state of the	Not applicable
(a) Urban land ceiling clearance, whether required and if	Not applicable
so, details thereon.	Not applicable
(b) Whether No Objection Certificate under the Income	Not applicable
Tax Act is required/ obtained	Not applicable
Details of RTC extracts/mutation extracts/ Katha extracts	Not application
pertaining to the property in question.	evision extract of municipal
Whether the name of mortgagor is reflected as	council
in the revenue/Municipal/Village records.	Yes
(a) Whether the property offered as security is clearly	Vac
demarcated?	Yes
(b) Whether the demarcation/ partition of the property	Yes
is tapally valid?	Tes
(c) Whether the property has clear access as per	
the property can be identified from the	
documents, and discrepans,	
tances if any revealed on such scrutily.	Yes
Desument in relation to electricity common	Yes
I Lian to Water Collings	Yes
b) Document in relation to Water at Registration, if c) Document in relation to Sales Tax Registration, if	-:
c) bocument	House tax receipt
any applicable.  d) Other utility bills, if any.  d the property, whether	No
d) Other utility bills, if any.  38. In respect of the boundaries of the property, whether	
38. In respect of the boundaries of the production of the title there is a difference/discrepancy in any of the title	
there is a difference/discrepancy in any other documents (such as valuation documents or any other documents)	
report, utility bills, etc.	od .
report, utility bills, etc.  39. If the valuation report and/or approved/ sanctione	
39. If the valuation report and/or approved plans are made available, please comment on the same plans are made available, on the description are	Not Submitted
plans are made available, please comments on the description are including the comments on the said document are party on the said document are	nd
including the comments on the said document as boundaries of the property on the said document and	na l
boundaries of the property	/or
that in the title deeds. (2)	Of
approved plan are not	ents
approved plan are not available of preparation of TIR, please provide these comments of the preparation of t	the
subsequently, on making	har / restriction for
advocate.)	roper creation of mortgage under any
advocate.)  40. Any bar/restriction for creation of mortgage under	roper creation of moregast
40. Any bar/restriction for creation  40. Iocal or special enactments, details of proper state payment of proper state.	the Sale deed is duly registere
local or special enactments, details local or special enactments, details registration of documents, payment of proper states.	the Sale deed is day
	& the stamp duty & registration
duty etc.	charges are paid.
41. Whether the Bank will be able to enforce SARFES	ST Act. Yes
to enforce SARFES	J
41. Whether the Bank will be able to efficient if required against the property offered as security.	2

J. Charles



	10	No Baramati Municipa No Baramati ayali
42	legal and other requirements for creation of certified valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be	Ban Belker Hoo.
43		Cnigi
44.	Additional aspects relevant for investigation of title as per local laws.	
45.	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	Not applicable
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Mrs.Neha Kishor @ Kishorkumar Shah

#### TRACING OF TITLE TO THE PROPERTY -

While taking search of the record it is found and observed that CTS No.6 admeasuring 53.5 Sq.mtrs,7 admeasuring 33.4 Sq.mtrs,8 admeasuring 41.0 Sq.mtrs, 10 admeasuring 23.4 Sq.mtrs,of Baramati is ancestral land and it was owned and possessed by Mr.Pravin @ Pravinkumar Kisandas Gujar.And CTS.No.579 admeasuring 124.6 Sq.mtrs, 580 admeasuring Sq.mtrs,581(pt) of Baramati admeasuring 67.72 Sq.mtrs, is ancestral land and it was owned and possessed by Mr.Ashok @Ashokkumar Kisandas Gujar i.e.Total land admeasuring 365.32 Sq.mtrs.Thereafter said owners has decided to develop and construct said property.

Thereafter Mr.Pravin@ Pravinkumar Kisandas Gujar and Mr.Ashok@ Ashokkumar Kisandas Gujar have prepared building layout and it was submitted to the Baramati Municipal council Baramati for the permission of building construction. Thereafter said building plan was passed by Baramati Council Baramati by order vide dt.18/10/2006.Hence by virtue of said order Mr.Pravin@ Pravinkumar no.22/2006-2007 Kisandas Gujar and Mr.Ashok@ Ashokkumar Kisandas Gujar got rights to construct multistoried building upon said property.

It is further found and observed that Mr.Pravin@ Pravinkumar Kisandas Gujar and Mr.Ashok@ Ashokkumar Kisandas Gujar have revised said building plan and it was submitted to Baramati Municipal Council Baramati. Thereafter Baramati Municipal Council Baramati has passed order vide no.34/2006/2007 dt.23/02/2007. Hence by virtue of said order said owners have rights to construct multistoried building i.e.residential flats and commercial Flats on CTS no.6 to 8 and 10, and CTS.No.579 to 581(pt) of Baramati.

It is further found and observed that Mr.Pravin@ Pravinkumar Kisandas Gujar and Mr.Ashok@ Ashokkumar Kisandas Gujar have started construction work by named 'SAMYAK JEWELERS' and said construction was completed within the prescribed period and the as per the terms and conditions of

	42. In case of absence of original title deeds, details legal and other requirements for creation of a proportion and enforceable mortgage by deposit of certific extracts duly certified etc., as also any precaution to taken by the Bank in this recent	er, ed No Barama
	the mortgager (other than natural persons) permit creation of mortgage and additional precautions, if any to be taken in such cases	of Not application
44.	Additional aspects relevant for investigation of title as per local laws.	
45.	Additional suggestions, if any to	
6.	The specific persons who are	Not applicable
TR	mortgage/to deposit documents creating mortgage.  ACING OF TITLE TO THE PROPERTY -  While taking search of the property -	Mrs.Neha Kishor @ Kishorkumar Shah

While taking search of the record it is found and observed that CTS No.6 admeasuring 53.5 Sq.mtrs,7 admeasuring 33.4 Sq.mtrs,8 admeasuring 41.0 Sq.mtrs, 10 admeasuring 23.4 Sq.mtrs,of Baramati is ancestral land and it was owned and possessed by Mr.Pravin @ Pravinkumar Kisandas Gujar.And CTS.No.579 admeasuring 124.6 Sq.mtrs, 580 admeasuring 21.7 Sq.mtrs,581(pt) of Baramati admeasuring 67.72 Sq.mtrs, is ancestral land and it was owned and possessed by Mr.Ashok @Ashokkumar Kisandas Gujar i.e.Total land admeasuring 365.32 Sq.mtrs.Thereafter said owners has decided to develop and construct said property.

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It is further found and observed that Mr.Pravin@ Pravinkumar Kisandas Gujar and Mr.Ashok@ Ashokkumar Kisandas Gujar have started construction work by named 'SAMYAK JEWELERS' and said construction was completed within the prescribed period and the as per the terms and conditions of

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Baramati Municipal Council Baramati. Thereafter Baramati Municipal Council Baramati has issued Occupancy certificate by vide order no. BP/Karya/14/515/2010-2011 dt.07/05/2011, and the flat no. 2 constructed on first floor of east side within said building is one of them.

It is further found and observed that Mr.Pravin@ Pravinkumar Kisandas Gujar and Mr.Ashok@ Ashokkumar Kisandas Gujar has executed registered deed of deceleration of The Maharashtra Apartment Act,1970,which was registered in sub register office Baramati at sr.no.6229/2011 dt.19/07/2011.

It is further found and observed that Mrs.Neha Kishor@ Kishorkumar Shah approached to Mr.Pravin@ Pravinkumar Kisandas Gujar and Mr.Ashok@ Ashokkumar Kisandas Gujar for purchasing residential flat and after the inspection of the documents she has agreed to purchase Flat No.6, admeasuring 71.82 Sq.mtrs i.e.772.78 Sq.feet including open terrace area 70.63 Sq.mtrs of east side of said building on second floor in the scheme known as 'SAMYAK JEWELERS' constructed upon area admeasuring 365.32 sq.mtrs out of C.T.S.no.6 to 8,10 and 579 to 581(pt) of Baramati Mr.Pravin@ Pravinkumar Kisandas Gujar and Mr.Ashok@ Ashokkumar Kisandas Gujar have executed registered sale deed dt. 14/10/2011 in favour of Mrs.Neha Kishor@ Kishorkumar Shah and said deed is registered in the office of sub-registrar office Baramati at sr.No.8902/2011. Hence by virtue of said sale deed Mrs.Neha Kishor@ Kishorkumar Shah became legal and absolute owner of said Flat No.6.

Thereafter in the year 2015, Chandukaka Saraf and Sons Private Limited borrowed a loan from State Bank of India, Branch Baramati of Rs.25,00,00,000/- & likewise Mr.Kishor@Kishorkumar Jindatta Shah & Mrs.Neha Kishor@Kishorkumar Shaha have executed equitable mortgage deed of the said property & other properties on dt.17/04/2015 in favour of State Bank of India, Branch Baramati & they have executed the notice of intimation of equitable mortgage by way of deposit of title deeds on 15/05/2015 in the office of Sub-Registrar Baramati at Sr.No.197/2015.

No other transaction or dealings in respect the said property is traced out.

Hence in my opinion the title of Mrs.Neha Kishor@ Kishorkumar Shah to the Flat No.6 is clear, marketable & free from encumbrances, subject to the previous charge & equitable mortgage of our Bank.

Hence this Search Report.

Date : 25/05/2016

Place : Baramati

(Bhagwanrao N.Khartude) Advocate Baramati.

Adv. B.N. Khartude

Notary (Govt. of India) 'Shakti Villa', Ashoknagar, Baramati, Dist - Pune. Mob.No.9921868788

Date :-25/05/2016

#### Annexure 'C'

#### CERTIFICATE OF TITLE

I have examined the Original Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of Registered OR Equitable 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 OR Equitable Mortgage is created, it will satisfy the requirements of creation of Registered OR Equitable Mortgage and I further certify that:

- 2. I have examined the Documents in detail, taking into account all the Guidelines in the checklist 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, Revenue Records, Sub-Registrar(s) Office(s).
- 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 Agreement to Sale, certified copies of such agreement are verified from the concerned registrar office, I hereby certify the genuineness of the Agreement to Sale. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.
- There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 2014 to 25-05-2016 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The title of Mrs.Neha Kishor@ Kishorkumar Shah to the Flat No.6 is clear, marketable & free from encumbrances, subject to the previous charge & equitable mortgage of our Bank.
- 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 not applicable.
- 8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower, Chandukaka Saraf and Sons Private Limited.

9. I certify that the title of Mrs.Neha Kishor@ Kishorkumar Shah  $t_0$   $t_0$  Flat No.6 is clear, marketable & free from encumbrances, subject to  $t_0$  previous charge & equitable mortgage of our Bank.

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.

- a) Regd. Sale deed dt.14/10/2011, which is duly registered at Sub -Registrar Office, Baramati at Sr. No. 8902/2011.
- Registration Receipt of Regd. Sale deed dt.14/10/2011, which is duly registered at Sub – Registrar Office, Baramati at Sr. No. 8902/2011.
- Index II of Regd. Sale deed dt.14/10/2011, which is duly registered at Sub – Registrar Office, Baramati at Sr. No. 8902/2011.
- d) Search report of penal advocate.

The said above-mentioned original documents are already deposited with our Bank by way of equitable mortgage dt.17/04/2015.

#### SCHEDULE -I

All that piece and parcel of the Flat No.6, admeasuring 71.82 Sq.mtrs i.e.772.78 Sq.feet including open terrace area 70.63 Sq.mtrs of east side of said building on second floor in the scheme known as 'SAMYAK JEWELERS' constructed upon area admeasuring 365.32 sq.mtrs out of C.T.S.no.6 to 8,10 and 579 to 581(pt) of village Baramati, Tal – Baramati, Dist - Pune, within the limits of Baramati Municipal Council. which is bounded by -

East	West	South	North
Mahavir Path	CTS No.578 & Duct	CTS No.9 & 11	CTS.no 6 space & staircase,

Hence this Search Report.

Date :25/05/2016

Place : Baramati

(Bhagwanrao N.Khartude)

Advocate Baramati.

## इतर पावती

# Original/Duplicate

5 November 2014

नोंदणी कं. :39म

Regn::39M

पावती क्रं.: 14425

दिनांक: 25/11/2014

वे नावः बारामती शहर

रोवजाचा अनुक्रमांकः बमत-0-2014

न्तरेवजाचा प्रकार :

सदर करणाऱ्याचे नावः अंड जी बी गावडे

वर्णन सि.स.नं.579 ,580,581,6,7 ,8 ,10 "सम्यक ज्वेलर्स " फ्लॅट नं.6 चा सन 1985 ते 2014 शोध

शोध व निरीक्षणे

₹. 750.00

एक्ण:

₹. 750.00

MIT

1); देयकाचा प्रकार: By Cash रक्कम: रु 750/-

सहाद्यस निबंधक वर्ग-

वासमती

SHRI. G. B. GAWADE B.sc (Agri) LL.B Advocate	Off.: Rachna Market, Station Road Baramati, Dist. Pune Mob:- 9423207646
	Dt .25/11/2014

Annexure 'B'

	a) Name of the Prench/ Pusiness Unit/Office socking	State bank of India
	Name of the Branch/ Business Unit/Office seeking opinion.	Baramati Branch, Tal.Baramati,Dist.Pune
	<ul> <li>Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.</li> </ul>	SBI/BMT/PBD/ Hsg Search/14-15
	c) Name of the Borrower.	Chandukaka Saraf and sons private limited
_	a) Name of the unit/concern/ company / person offering the\property/ (ies) as security.	Mrs. Neha Kishor @ Kishorkumar Shah
	d) Constitution of the unit/concern/ person / body /authority offering the property for creation of charge.	Mrs. Neha Kishor @ Kishorkumar Shah
	e) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower
	etc.)  Complete or full description of the immovable property/ (ies offered as security including the following details.	
	(a) Survey No.	CTS.no.6 to 8,10, 579- 581
	(b) Door/House no.( in case of house property) Flat	Flat No. 6
	(c) Extent/ area including plinth/ built up area in case of house property	71.82 Sq.mtrs i.e.772.7 Sq.feet built up area alongwith 70.63 sq.mtr open terrace
	(d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	Main road, Mahavir pa ward no 2 of , Baramat municipal council Baramati Boundaries of Flat East : Mahavir path
		South :CTS.no 9 and
		West : CTS.no 578 Duct
		North :Lane out of 0 no 6 & stairs



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8. Chair of

	1 \ 5	ticulars of	the documents scruti	nized-serially and	chronologically &	· Prom
1q		f decur	nents verified and as	to whether they	are originals or cen	1 1
		- t-atio	a extracts duly certified	Note . Only ong	mais at settined extra	
	from	the registering/	land/ revenue/ other au	ithorities be exam	ined.	
	Sr N0	Date	Name/ Nature of the Document	Original/cer tified copy/ certified extract/ Photocopy etc.	In case of copies, whether the original was scrutinized by the Advocate.	
	1	14/10/2011	Registered Sale deed		Yes	
	2	14/10/2011	Index II of registered sale deed	Certified	Yes	
	3	14/10/2011	Receipt of registered sale deed	Original	Yes	
	4	01/02/2010	CTS.no.6 to 8,10, 579 -581	Certified	Yes	1
	5	23/02/2007	Permission for building construction issued by Baramati Muncipal Council	Certified	Yes	)
	6	23/02/2007	Sanctioned building plan	Certified	Yes	
	7	07/05/2011	Occupancy certificate Issued by Baramati municipal council	Certified	Yes	
	8	19/07/2011	Deed of declaration at sr.no.6229/2011			
5.	from the the doc (Please	e relevant sub- uments made	by of all title documer registrar office and con available by the propo- all such certified cop to the TIR.)	mpared with osed mortgagor?	Yes	
6.	a)Wheth authoriti	ner the records es relevant to	s of registrar office or the property in quest any online portal or c	tion are available	Yes	
	any verif		uter records are a va ess checking are ma this regard.		Yes	
	be got v		eness of the stamp pa any online portal an nade?			
		rty offered as s b-registrar offic	security falls within the	e jurisdiction of	Baramati Sub-Registrar office	
F	in respect office of solease na	ct of the prop sub-registrar/d ime all such o	25/125/2020/2	more than one ar-general.If so,	No No	GALLE AND A
	)Whether b) above		een made at all the o	offices named at	No BA	AMAT
a	)Whethe	r the searc s or any oth	hes in the offices er records reveal reginates onts in respect of	stration of	No	
						Scanne

originals or centile or certified extracts the original te by the

	3	
9.	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)	as detailed in tracing of title
3.	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.)	rials burner
10.	If leasehold, whether;	Not applicable
	a)lease Deed is duly stamped and registered	Not applicable
	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	N
	any superstructure (if applicable)?  f)Right to get renewal of the leasehold rights and nature	Not applicable
11.	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;	Not applicable
	a)Such right is heritable and transferable, b)Mortgage can be created.	
13.	Nature of Minor's interest, if any and if so, whether	Not applicable
	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
	<ul> <li>a) The Gift/Settlement Deed is duly stamped and registered;</li> </ul>	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
	<ul> <li>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;</li> </ul>	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	Not apply
5.	passed through the gift/settlement deed.  (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	y Applicable
	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 attentions	
	decree has become final and all other conditions/ formalities are completed/ complied with.	
	(e)Whetherany of the documents in question are executed	
	in more than	
	additional precautions to be taken for avoiding multiple	
16.	200	\'\
10.	Whether the title documents include any testamentary documents /wills?	,
	(a)In case of wills, whether the will is regist	Not applicable
	(b)Whether will in the	
	(b)Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	Not and
	(c) whether the property is mutated by a competent court?	Not applicable
	(d)Whether the original will is available?	Not applicable
	(e)Whether the original death certificate of the testator is	Not applicable
	(IIV/Dat are the :	Not applicable
	Circlimeton-	)
	validity of the will all parties to about the genuineness/	
	which are relevant to rely as at	Not applicable
17.	(S) / / / I C I I E I I D Dron - + ·	27
	(b)Whether the property is subject to any wakf rights?  religious/other institutions having any restriction in creation  (c)Proposition	Not applicable
		Not applicable
18.	(c)Precautions/ permissions, if any in respect of the above	
10.	mortgage is property is a HUF/joint family	Not applicable
	execution minor's at the coparceners have no objection for	Not applicable
	1000 disc disc comment	$V_{i}$
19.	(a)Whether the property below in such cases?	Not applicable
	the rights of any trust?	Not applicable Scanned
		AnyScan

Not applicable

	(b)Whether the trust is a private	
	(b)Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the (c)If so additional process to the control of the cont	Not applicable
	(c)If so additional precautions/permissions to be obtained for creation of valid mortgage?	Not applicable
20.	(d)Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not applicable
	(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.  (b)In case of agricultural property other relevant records documents as per least law effectives.	Not applicable
	/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.	Not applicable
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
4.	(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
5.	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.	Not applicable
6.	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
<b>'</b> .	(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



6		
(c)Incase the title document is executed by the POA	holder.	Net
please clarify whether the POA involved is(i) one e	vecuted	140t applica
by theBuilders viz Companies/Firms/Individual or Pro	prietan	
Concerns in favour of their Partners/ Employees /Aut	horized	*
Representatives to signFlat Allotment Letters	s,NOCs	
Agreements of Sale, Sale Deeds, etc.in favour of	buyers	
of flats/units(Builder's POA) or (ii) other type of (Common POA).	POA	
(d)In case of Builder's POA whether a certified convert	f DOA	
and the same has been verified compare	AOA	Not applicable
That the original POA.		- Ole
(e)In case of Common POA (i.e. POA other than Build	dos's	
file following clauses in respect of	DOA	Not applicable
The original POA is verified and the time	TOA.	
		Not applicable
ii.Whether the POA is a registered one?		
iii.Whether the POA is a special	- 1	
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?	, 101	
become invalid on the data force and not revoked or	had	
in question? (Please alastic of execution of the docur	ment	No
ascertained from the office of sub-registrar also?)	peen	140
(g)Please comment on the service of sub-registrar also?)		
(g)Please comment on the genuineness of POA?		Not applicable
(h)The unequivocal opinion on the enforceability and validation.  28. Whather much series of POA?	dity	Not applicable
Willeliner mortgages :		riot applicable
check genuineness of the Power of Attorney and	der,	Not applicable
extent of the powers given therein and whether	the	PPIIOGDIC
same is properly executed/ stamped/ authenticated  29. If the	the	
I tile property is a flest	in	
29. If the property is a flat/apartment or residential/commerced complex, check and comment on the following:	rial	
complex, check and comment on the following:	Ciai	
(a)Promoter's/Land owner's title to the land/ building	Land	owner's title to
Agreement/Power of Attack	land	owner's title to
(c)Extent of authority of the Developer/builder;		Not applicable
(d) Independent title (d) Independent In		Not applicable
(d)Independent title verification of the Land and/or building in		T F Od Dic
question;	n	No
(e)Agreement forsale(duly registered);	-	
(f) Powers at (f)	Sola	
(f) Payment of proper stamp duty;	5% or	deed is registered
	docum	redistered
(g)Requirement of registration of sale agreement,	Regis	stered document
development agreement, POA, etc.:	3.0	document
(h)Approval of building plan pages		
(h)Approval of building plan, permission of appropriate	b	
recar authority, etc.;	Building	plan is issued
(i)Conveyance in favour of Society/condominium concerned;	~y Dala	Mati Municipal
(j)Occupancy Certificate/allotment letter/letter of possession;	council	Baramati No
(k) Membership details in the Control of Possession;		No 1
(k)Membership details in the Society etc;		
(I)Share Certificates;	Not	applicable
(m)No Objection Letter from the Society;		No
and Goolety,		No applicable

Not applicable Scanned by AnyScanner

cable

	(a) All logal require	
	(n)All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Cooperative Societies' Laws etc.;  (o)Requirements, for noting the Bank charges on the	Yes
	records of the Housing Society, if any;	Not applicable
	(p)If the property is a vacant land and construction is yet L to be made, approval of lay-out and other precautions if	ay out is sanctioned y Baramati Municipal ouncil Baramati
	(q)Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Yes
30.	Encumbrances, Attachments, and/or claims whether. Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	No
31.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the	as stated detailed erein below in Annexure 'C' Para no.5
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 paid to be obtain from flat owner
33.	(a) Urban land ceiling clearance, whether required and if so, details thereon.     (b) Whether No Objection Certificate under the Income Tax	Not applicable
	Act is required/ obtained.	Not applicable
34.	Details of RTC extracts/mutation extracts/Katha extracts pertaining to the property in question.	Not applicable
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	Yes Yes
	is legally valid?	
	(c)Whether the property has clear access as per	Yes
37.	documents?  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;	Yes
	(b)Document in relation to water connection;	Voc
	(c)Document in relation to Sales Tax Registration, if any	Yes Yes
	Di	
	applicable; (d)Other utility bills, if any.	House tax receipt
		1
8.	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.)	е

	8	
9.	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.)	ı
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.	Not applicable
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.	Not applicable
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Mrs. Neha Kishor @ Kishorkumar Shah

While taking search of the record it is found and observed that CTS No.6 admeasuring 53.5 Sq.mtrs,7 admeasuring 33.4 Sq.mtrs,8 admeasuring 41.0 Sq.mtrs, 10 admeasuring 23.4 Sq.mtrs,of Baramati is ancestral land and it was owned and possessed by Mr.Pravin @ Pravinkumar Kisandas Gujar.And CTS.No.579 admeasuring 124.6 Sq.mtrs, 580 admeasuring 21.7 Sq.mtrs,581(pt) of Baramati admeasuring 67.72 Sq.mtrs, is ancestral land and it was owned and possessed by Mr.Ashok @Ashokkumar Kisandas Gujar i.e.Total land admeasuring 365.32 Sq.mtrs.Thereafter said owners has decided to develop and construct said property.

Thereafter Mr Pravin@ Pravinkumar Kisandas Gujar and Mr.Ashok@ Ashokkumar Kisandas Gujar have prepared building layout and it was submitted to the Baramati Municipal council Baramati for the permission of building construction. Thereafter said building plan was passed by Baramati Municipal Council Baramati by order vide no.22/2006-2007 dt.18/10/2006. Hence by virtue of said order Mr. Pravin@ Pravinkumar Kisandas Gujar and Mr.Ashok@ Ashokkumar Kisandas Gujar got rights to construct multistoried building upon said property.

It is further found and observed that Mr.Pravin@ Pravinkumar Kisandas Gujar and Mr.Ashok@ Ashokkumar Kisandas Gujar have revised said building plan and it was submitted to Baramati Municipal Council Baramati. Thereafter Baramati Municipal Council Baramati has passed order vide no.34/2006/2007 dt.23/02/2007. Hence by virtue of said order said owners have rights to construct multistoried building i.e.residential flats and commercial shops on CTS no.6 to 8 and 10,and CTS.No.579 to 581(pt) of Baramati.

It is further found and observed that Mr.Pravin@ Pravinkumar Kisandas Gujar and Mr.Ashok@ Ashokkumar Kisandas Gujar have started construction work by named 'SAMYAK JEWELERS' and said construction was completed within the prescribed period and the as per the terms and conditions of Baramati Municipal Council Baramati. Thereafter Baramati Municipal Council Baramati has issued Occupancy certificate by vide order no.BP/Karya/14/515/2010-2011 dt.07/05/2011, and the flat no. 6 constructed on second floor of east side within said building is one of them.

It is further found and observed that Mr.Pravin@ Pravinkumar Kisandas Gujar and Mr.Ashok@ Ashokkumar Kisandas Gujar has executed registered deed of deceleration of The Maharashtra Apartment Act,1970,which was registered in sub register office Baramati at sr.no.6229/2011 dt.19/07/2011.

It is further found and observed that Mrs.Neha Kishor@ Kishorkumar Shah approached to Mr.Pravin@ Pravinkumar Kisandas Gujar and Mr.Ashok@ Ashokkumar Kisandas Gujar for purchasing residential flat and after the inspection of the documents when the has agreed to purchase Flat No.6, admeasuring 71.82 Sq.mtrs i.e.772.78 Sq.feet including open terrace area 70.63 Sq.mtrs of east side of said building on second floor in the scheme known as SAMYAK JEWELERS' constructed upon area admeasuring sq. sq.mtrs out of C.T.S.no.6 to 8,10 and 579 to 581(pt) of Baramati Mr.Pravin@

Pravinkumar Kisandas Gujar and Mr.Ashok@ Ashokkumar Kisandas Gujar have

executed registered sale deed dt. 14/10/2011 in favour of Mrs.Neha Kishor@ Kishorkumar Shah and said deed is registered in the office of sub-registrar office Baramati at sr.No.8902/2011. Hence by virtue of said sale deed Mrs.Neha Kishor@ Kishorkumar Shah became legal and absolute owner of said Flat No.6.

Hence, this search report.

Date: 25/11/2014

Place: Baramati.

Off Ashtavinayak Apartment, Market Yard Road, Baramati, Dist Pune Mob - 9423207646

Annexure 'C'

# CERTIFICATE OF TITLE

Dt 25/11/2014

I have examined the Original Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of \*Registered/Equitable/ (\*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 further certify that: Bank can create charge by way of \*Registered/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 01-01-1985 to 25-11-2014 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).
- 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 Chandukaka Saraf and sons private limited.
- 9.1 certify that Mrs.Neha Kishor@ Kishorkumar Shah has / have an absolute, cleascanne

and Marketable title over the Schedule property/ (ies). 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

- Registered sale deed dt.14/10/2011 duly registered with Sub Registrar
   Office Baramati at Serial No. 8902/2011. (Original)
- Index II of Agreement to sale registered with Sub Registrar Office Baramati at Serial No. 8902/2011. (Certified)
- Registration receipt of Agreement to sale registered with Sub Registrar Office Baramati at Serial No. 8902/2011. (Original)
- d. 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 **Flat No.6**, admeasuring 71.82 Sq.mtrs i.e.772.78 Sq.feet including open terrace area 70.63 Sq.mtrs of east side of said building on second floor in the scheme known as 'SAMYAK JEWELERS' constructed upon area admeasuring 365.32 sq.mtrs out of C.T.S.no.6 to 8,10 and 579 to 581(pt) of Baramati within the limts of Baramati municipal council Baramati and also within the limits of Registration District Pune, Sub Registration District Baramati, and District – Pune. and boundaries of flat as under:-

East : Mahavir path

South :CTS.no 9 and 11

West : CTS.no 578 & Duct

North: CTS.no 6 space & staircase, Duct

Place : Baramati.

Date: 25/11/2014

Search Receipt No. :- 14425/2014

Signature of the Agropeate

Original/Duplicate इतर पावती lednesday,25 May 2016 6:26 PM नोंदणी क्रं. :39म Regn.:39M दिनांक: 25/05/2016 पावती क्रं.: 6090 गावाचे नाव: बारामती शहर दस्तऐवजाचा अनुक्रमांकः बमत-0-2016 दस्तऐवजाचा प्रकार : सादर करणाऱ्याचे नाव: ॲंड जी बी गावडे वर्णन सि.स.नं. 6 ते8 व 10 579 ते 581 सम्यक ज्वेलर्स शॉप नं. 1 व 5 फ्लॅट नं. 1 ते 6 चा सन 2014 ते 2016 या 3 वर्षांचा शोध. ₹. 2400.00 शोध व निरीक्षणे ₹. 2400.00 एक्ण: 1); देयकाचा प्रकार: By Cash रक्कम: रु 2400/-

S	HRI. G. B. GAWADE sc (Agri) LL.B Advocate	Off.: Ashtavinayak Apartment, Market Yard Road,
Annex	ure 'B'	Baramati, Dist. Pune Mob:- 9423207646

1 a) Name of the Day	Dt .25/05/2016
Name of the Branch/ Business Unit/Office seeking opinion.	
- Fillott, - The office seeking	State bank of Ind
	Baramati D
b) Referen	Baramati Branch,
b) Reference No. and date of the letter under the covered the documents tendered for scruting and forwarded.	Tal.Baramati,Dist.Pu
which the documents tendered for scrutiny are	ver of SPURATURE
	- IIII DU/ Hsr
c) Name of the Borrower.	Search/16-17
	Chandukaka Saraf ar
	ons private limited
a) Name of the unit/concern/ company / person offerions.	
the\property/ (ies) as security.	
as security.	Mrs. Neha Kishor @
	Kishorkumar Shah
d) O	Shah
u) Constitution of the unit/congress	Į.
<ul> <li>d) Constitution of the unit/concern/ person / body /authoroffering the property for creation of charge.</li> </ul>	rity Man A
reation of charge.	
	Kishorkumar Shah
e) State as to war	
e) State as to under what capacity is security offered (whether as joint applicant or borrower as	
etc.)	
	Por
Complete or full a	Borrower
offered as security including the immovable property/	
offered as security including the following details.	
(a) Survey No.	schedule property
(b) D	CTS.no.6 to 8,10, 579-
(b) Door/House no.( in case of house property) Flat	581
(a) Flat	
(c) Extent/ area :	Flat No. 6
case of house property plinth/ built up area in	71 00 0
12.0	71.82 Sq.mtrs i.e.772.78
(d) Locations like	410119WILD /() 63 ca
registrations like name of the place with	open terrace
(d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	Main road M
a iddites	Main road, Mahavir path
	a lio 2 Of Raram
l l	mullicipal collecti
1	paramati
Į.	Boundaries of Flat
E	ast : Mahavir path
	South :CTS.no 9 and 11
M	Vest : CTS.no 578 &
	Duct
	Suct
N <sub>1</sub>	orth : Lan-
	orth :Lane out of CTS.
	110 6 & staircase
	Duct Scan

(a) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note: Only originals or certified exists of the Document of	1q   a	a) Particulars	2		
from the registering/land/ revenue/ other authorities be examined  Sr Date Namer Nature of the Document Wifed copy certified extract Photocopy certified extract Photocopy (certified extract) whether the original was scrulinized by the property of all title documents are obtained at s.n. of Sr9-581 Sanctioned building construction issued by Baramati Municipal Council  4 01/02/2010 CTS.no.6 to 8.10, Certified Yes  5 23/02/2007 Permission for building construction issued by Baramati Municipal Council  6 23/02/2007 Sanctioned building Certified Yes  7 07/05/2011 Occupancy certificate Issued by Baramati Municipal Council  8 19/07/2011 Occupancy certificate Issued by Baramati Municipal Council  9 01/07/2015 Municipal Tax paid receipt for a paid as r.n. of Sc299/2011 Certified Yes  9 01/07/2015 Certified Yes  1 Certified Yes  1 Certified Yes  2 Sanctioned building Certified Yes  1 Seven by Baramati Municipal Council  8 19/07/2011 Occupancy certificate Issued by Baramati Municipal Council  9 01/07/2015 Municipal Tax paid receipt for year  2 O15-2016 Certified Yes  9 01/07/2015 Municipal Tax paid receipt for year  2 O15-2016 Seven devents are obtained with Growther the documents are obtained with Growther the documents are obtained with Growther the documents are obtained of the documents are obtained with Growther the Growther the Growther the Growther the Growther Transport of the property in question are available with Growther the genuineness of the stamp paper is possible to Yes  1 Altitude the devent of the property in question are obtained with Growther the genuineness of the stamp paper is possible to Yes  2 A	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	a) M-1	of the documents	scrutinized-seria	lly and at
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tified copy/ certified extract/ Photocopy and a scrutinized by the property of the year 23/02/2017   Registered Sale deed	NO	- 4.0	Name/ Nature	of Original/cer	
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Sale deed  O1/02/2010   CTS.no.6 to 8.10.   Certified   Yes    Permission for building construction issued by Baramati Muncipal Council    O23/02/2007   Sanctioned building   Certified   Yes    O24   Permission for building   Certified   Yes    O25   Certified   Yes    O26   Permission for building   Certified   Yes    O27/05/2011   Occupancy certificate   Issued by Baramati   municipal Council    O27/05/2011   Deed of declaration   Air r.no.6229/2011   Certified   Yes    O27/05/2015   Municipal Tax paid   receipt for the year   2015-2016    O2015-2016   Yes    O215-2016   Yes    O2		1	Receipt of registered	0:	Yes
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23/02/2007  Permission for building construction issued by Baramati Muncipal Council  6 23/02/2007  Sanctioned building Certified Yes  7 07/05/2011  Occupancy certificate Issued by Baramati municipal council  Deed of declaration at sr.no.6229/2011  9 01/07/2015  Municipal Tax paid receipt for the year 2015-2016  2015-2016  Sheet receipts along with the Tirk.  A) Whether the records of registrar office or revenue for verification through any online portal or computer system? any verification ror cross checking are made and the columnests of the stamp paper is possible to be got verified from any online portal and if so whether which sub-registrar office?  A) Property offered as security falls within the jurisdiction of please name all such offices?  B) Whether it is possible to have registration of documents of sub-registrar office?  B) Whether it is possible to have registration of documents of sub-registrar office?  (b) above?  (b) above?  Certified Yes  Yes  Octified Yes  Certified Yes  Certified Yes  Certified Yes  Certified Yes  Yes  1 yes  Shamana are obtained Yes  Yes  Shamana are obtained Yes  The property office and compared with Yes  Shamana are obtained Yes  Shamana are obtained Yes  Fermission Certified Yes  Certified Yes  Yes  Shamana are obtained Yes  The property office or revenue of some and relevant of the property in question are available yes  Permission of revenue Yes  Shamana available Yes  Shamana available Yes  Permission for the property in question of the property in question of the property in question at more than one please name all such offices?  (b) above?  (b) above?	5		579 For to 8, 10,	Caulin	res
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office of sub-registrar/district registrar/registrar-general.If so,  (b) above?  Office of the property in question, at more than one please name all such offices?  No  No  No  No  No  No  No  No  No  N	h)\\/h-#	office?	is within the jurisdict		
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f)Whether search has been made at all the offices named at	office of sub	property in	registration of des		Sub-Registrar
f)Whether search has been made at all the offices named at	please name att	ar/district region	lestion, at more the	ments	
(b) above?  g) Whether the searches is all the offices named at	f)Whether	h offices?	uar/registrar-general	one	No
g)Whether the searches in the offices of registering authorities or any other records reveal registration of question?  No  No  No  No  No  No  No  No  No  N	(b) ab search ha	s hear	o	II SO,	
authorities or any other records reveal registration of question?  No  No  No  No  No  No  No  No  No  N	g)Whether the	aue a	at all the offices name		
multiple title documents in respect of the property in	authorities or as	rches in the	name	d at	
question? No No No	multiple title do	ther records re-	offices of register	N	O G. A
the property in	question?	ents in respe	registration	Ni	* 100
			of the property	in	1
WITH W WITH				10	7

8.	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question a from the predecessors in title/interest to the current titletit 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)	is detailed in tracing of
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.)	right by way of registered sale deed
10.	If leasehold, whether;	Not applicable
	a)lease Deed is duly stamped and registered	Not applicable
	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  Not applicable
	grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions,	
	the mortgagor is competent to create charge on such property.  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  Not applicable
12.	If occupancy right, whether; a)Such right is heritable and transferable,	Not applicable
	b)Mortgage can be created.	Not applicable
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 cour permission to be obtained and the reasons for coming to such conclusion.	t
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
	<ul> <li>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;</li> </ul>	
	e)Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	g 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 Scanne

4	
h)Any other aspect affecting the minus	ne title
passed through the gift/settlement deed.	whether the Not applicable
original deed is available of	whether the
procedure to be followed acposit. If not the	ne modality Not applicable
enforceable mortgage	alid and
(b) whether mutation has been effected and	
mortgagor is in possession and w	hether the
mortgagor is in possession and enjoyment of his si	hare.
the partition made is with	
, o partition by a -l-	1
(d)In respect of partition by a decree of court, whe	ther such
decree has become final and all other conditions/ for are completed/ complied with.	ormalities
(e)Whetherapy at all with.	
(e)Whetherany of the documents in question are e	
in counterparts or in more than one set?	executed
	If so,
mortgages?	multiple
Wilether 4L	
include and	
case of wills, whether it	Not
unregistered will?	Not applicable
(b)Whether will in the matter	···· 6/
(b)Whether will in the matter needs a mandatory pro- and if so whether the same is probated by a competent	) had
and if so whether the same is probated by a competentor (d)Whether the property is mutated on the basis of willow	ourt? Not applicable
(c)Whether the property is mutated on the basis of will?  (e)Whether the original will is available?	No
(e)Whether the original death certificate of the testator (f)What are the circums.	Not applicable
(f)What are the	Not applicable
(f)What are the circumstances and/or documents to the testator?	Not applicable
establish the will in question is the last and final will (Commentson the circumstances)	
(Commentson the circumstances such as the availability	of
a declaration by all the beneficiaries about the genuinenes	of
validity of the will all news	
which are relevant to rely on the will, availability of	Not applicable
Mother/Original to rely on the will avail to	e.,
Mother/Original title deeds are to be explained.)  17. (a)Whether the property:	of
(a)Whether the property is subject.)	
(a)Whether the property is subject to any wakf rights?  (b)Whether the property belongs to church/ temple or any of charges on such properties?	-
of charges on existing the same and any serior of charges on existing any serior of charges on the charge of charges of charges of charges on the charge of charges of cha	Not applicable
religious/other institutions having any restriction in creation (c)Precautions/ permission	Net
cases for creation of installations, if any in room	Not applicable
(a)Where the property is a HUF/joint family property, whether the Major Congression.	Not applie
mortgage : Property is a HILE	Not applicable
mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in (b)Please also comment on	Not applicable
(D)Please ale-	Princable
doversely off off any other	
(a) Whether the validity of security is a writen may	Not apply
the rights of any trust? belongs to any trust or is subject to	Not applicable
any trust?	11 7 1 30 10 10 10 10 10 10 10 10 10 10 10 10 10
of any trust?	Not applicable

• 5	Not applicable	
(b)Whether the trust is a private or public trust and whether	V 880 Mil	
(b)Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the	1.1-	
trust deed specifically	Not applicable	
property?	u hlo	
(c)If so additional production of mortgage as per the creation of valid mortgage?	Not applicable	
(d)Requirements, if any for creation of moltgage (d)Requirements, if any for creation of moltgage (d)Requirements, if any for creation of moltgage (central/state laws applicable to the trust in the matter.)	nlicable	
(d)Requirements, if any formula and the matter.  central/state laws applicable to the trust in the matter.  central/state laws applicable to the trust in the matter.  central/state laws applicable to the trust in the matter.  central/state laws applicable to the trust in the matter.  central/state laws applicable to the trust in the matter.  central/state laws applicable to the trust in the matter.  central/state laws applicable to the trust in the matter.  central/state laws applicable to the trust in the matter.  central/state laws applicable to the trust in the matter.  central/state laws applicable to the trust in the matter.	Not applicable	
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any restriction is a property of the worlden		
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mortgage?	Not applicable	
ensure the validity mortgage?  c)In the case of conversion of Agricultural land for Commercial purposes or otherwise, whether requisi Commercial purposes or otherwise, whether requisi	te	
c)In the case of otherwise, whether		
procedure followed/permission obtained.  On the creat on the creat of the control of the creat	or	
dure followed/perioded by ally creat	Not applicable	
21. Whether the property is a bearing on the Great Sections, minorities of the property is a bearing on the Great Sections, minorities of the property is a bearing on the Great Sections, minorities of the property is a bearing on the Great Sections, minorities of the property is a bearing on the Great Sections, minorities of the property is a bearing on the Great Sections, minorities of the property is a bearing on the Great Sections, minorities of the property is a bearing on the Great Sections, minorities of the property is a bearing on the Great Sections, minorities of the Great Sections, minorities of the Great Sections of the	es, Not applied	
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Land Laws, SEZ rose, etc.), any pending	or	
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ther life Proceedings	and No	
(a)Whether the property is subject.  (a)Whether the property is subject.  proposed land acquisition proceedings?  proposed land acquisition proceedings?  (b)Whether any search/enquiry is made with the Lipid proposed land acquisition of such search/enquiry.  Acquisition Office and the outcome of such search/enquiry.  Acquisition Office and the outcome of such search/enquiry.	iry. No	
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(C)Income II		
(c)Incase the title document is executed by the please clarify whether the POA involved is(i) or	POA holder	Not - "
please clarify whether the POA involved is(i) or by theBuilders viz Companies/Firms/Individual	ne execute	Not applicable
by theBuilders viz Companies/Firms/Individual or Concerns in favour of their Partners/Employees	Proprietan	,
representatives .	AUTHORIZON	1.1
regree of Cal a mountain Le	HIPTE NICA	
Agreements of Sale, Sale Deeds, etc.in favour (Common DO) or (ii) other two	of huvers	
is available and the same has been verified comwith the original POA.	y of POA	Not and
		Not applicable
(C) 10 C3CO C1 (C)	- 1	
(e)In case of Common POA (i.e. POA other than I POA), please clarify the following clauses in respect i.Whether the original POA is verified and the	Builder's	
	t of POA	Not applicable
	O/ .	
II. Whether the POA is a real of original POA?	1	Not applicable
ii.Whether the POA is a registered one?		
THE PUA IS a special		
iv.Whether the POA contains a specific authors.  (f)Whether the POA was in question?		
execution of title document in question?	prity for	
become the POA was in face	rity for	
Decome investit mas III force and	Or had	
ascertained (Please clarify whether the	Cument	
in question? (Please clarify whether the same has	been	No
(g)Please comment on the genuineness of POA?		
(h)The unequivocal opinion on the enforceability and vocal.  Whether mortgage is being	alidit.	Not applicable
28. Whether mortgage is being created by a POA hextent of the powers given the enforceability and v	anulty	Not applicable
check genuineness of the Power of Attorney and same is properly experted by a POA here.	older	
same is - given therein	the !	Not applicable
terms of the third executed stamp to whether	the	
If the propert is the place whose it	ed in	1
If the property is a flat/apartment or residential/comme complex, check and comment on the following:  (a)Promoter's/Land owner's the place, where it is executed.		
(a)Promote to and comment on the following:	ercial	
stand owner's till		
(b)Development Agreement/Power of Attorney; (c)Extent of authority of the D	Land o	wner's title to
(c)Extent of authority of the Developer/builder;	land	or stille to
(d) - (d) authority of the Developer/huild-	No	ot applicable
(d)Independent title verification of the	No	ot applicable
(d)Independent title verification of the Land and/or building		Friedbie
(a)A	in	No
(e)Agreement forsale(duly registered);	1	
(f) Payment of proper at		
(f) Payment of proper stamp duty;	Sale de	ed is registered
(g)Requirement of registration of sale agreement,	5% on re	egistered
development	ullen	T .
development agreement, POA, etc.;	Register	ed document
(n)Approval of building plan		The state of the s
(h)Approval of building plan, permission of appropriate		
(i)Co-	Building	
(i)Conveyance in favour of Society/condominium concerned;	by Baran	an is issued
(i)Occupancy Certification of Gociety/condominium concernation	Council D-	an is issued Iti Municipal
		amati
/kManual/		NI
(k)Membership details in the Social	-u,	No
(k)Membership details in the Social	Occupano	No Cortic
(k)Membership details in the Society etc; (I)Share Certificates:	Occupano dt.07//	No Sy certificate
(k)Membership details in the Society etc; (I)Share Certificates:	Occupano dt.07//	No Cortic
(k)Membership details in the Social state of possession;	Occupano dt.07/0 Not ap	No Ey certificate 05/2011 plicable
(k)Membership details in the Society etc; (I)Share Certificates:	Occupano dt.07//	No Sy certificate 05/2011 plicable

	7	
	(n)All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Cooperative Societies' Laws etc.;	Yes  Not applicable
	(o)Requirements, for noting the Bank charges on the records of the Housing Society, if any;	Not applicable
		Lay out is sanctioned by Baramati Municipal
	to be made, approval of lay-out and other precautions, if any.	Council Baramati
	(q)Whether the numbering pattern of the units/flats tally in	Yes
30.	all documents such as approved plan, agreement plan, etc.  Encumbrances, Attachments, and/or claims whether some descriptions or the state of the st	State bank of India or.baramati
31.	Third Party claims, Liens etc. and details triefed.  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	As stated detailed nerein below in Annexure 'C' Para no.5
32.	Details regarding property tax of land revenue statutory dues paid/payable as on date and if not paid, what	
33.	<ul><li>(a) Urban land ceiling clearance, whether required and in so, details thereon.</li><li>(b) Whether No Objection Certificate under the Income Tax</li></ul>	Not applicable  Not applicable
34.	Act is required/ obtained.  Details of RTC extracts/mutation extracts/Katha extracts	Not applicable
35.	pertaining to the property in question.  Whether the name of mortgagor is reflected as owner in	Revision extract of municipal council
36.	the revenue/Muncipal/Village records?  (a)Whether the property offered as security is clearly	Yes
	demarcated? (b)Whether the demarcation/ partition of the property	Yes
	is legally valid? (c)Whether the property has clear access as per	Yes
37.	documents?  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;	Yes
	(b)Document in relation to water connection;	Yes Yes
	(c)Document in relation to Sales Tax Registration, if any	Tes
	applicable;	House tax receipt
	(d)Other utility bills, if any.	
38.	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the tit documents or any other documents (such as valuation report, utility bills, etc.)	ie
151		

39.	8	
	If the valuation report and/or approved/ sanctioned plar are made available, please comment on the samincluding 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.)	ne es de ot
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 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.	Not applicable
14.	Additional aspects relevant for investigation of title as per local laws.	
5.	Additional suggestions if	Not applicable
•	The specific persons wh	Not applicable
6.	mortgage/to deposit documents creating mortgage.	Mrs. Neha Kishor @

While taking search of the record it is found and observed that CTS No.6 admeasuring 53.5 Sq.mtrs,7 admeasuring 33.4 Sq.mtrs,8 admeasuring 41.0 Sq.mtrs, 10 admeasuring 23.4 Sq.mtrs,of Baramati is ancestral land and it was owned and possessed by Mr.Pravin @ Pravinkumar Kisandas Gujar.And CTS.No.579 admeasuring 124.6 Sq.mtrs, 580 admeasuring 21.7 Sq.mtrs,581(pt) of Baramati admeasuring 67.72 Sq.mtrs, is ancestral land and it was owned and possessed by Mr.Ashok @Ashokkumar Kisandas Gujar i.e.Total land admeasuring 365.32 Sq.mtrs.Thereafter said owners has decided to develop and construct said property.

Thereafter Mr.Pravin@ Pravinkumar Kisandas Gujar and Mr.Ashok@ Ashokkumar Kisandas Gujar have prepared building layout and it was submitted to the Baramati Municipal council Baramati for the permission of building construction. Thereafter said building plan was passed by Baramati Municipal Council Baramati by order vide no.22/2006-2007 dt.18/10/2006. Hence by virtue of said order Mr.Pravin@ Pravinkuma Kisandas Gujar and Mr.Ashok@ Ashokkumar Kisandas Gujar got rights to construct multistoried building upon said property.

It is further found and observed that Mr.Pravin@ Pravinkumar Kisandas Gujar and Mr.Ashok@ Ashokkumar Kisandas Gujar have revised said building plan and it was submitted to Baramati Municipal Council Baramati. Thereafter Baramati Municipal Council Baramati has passed order vide no.34/2006/2007 dt 23/02/2007. Hence by virtue of said order said owners have rights to construct multistoried building i.e.residential flats and commercial shops on CTS no.6 to 8 and 10,and CTS.No.579 to 581(pt) of Baramati.

10

Mr.Ashok@ Ashokkumar Kisandas Gujar have started construction work by named 'SAMYAK JEWELERS' and said construction was completed within the prescribed period and the as per the terms and conditions of Baramati Municipal Council Baramati. Thereafter Baramati Municipal Council Baramati has issued Occupancy certificate by vide order no.BP/Karya/14/515/2010-2011 dt.07/05/2011, and the flat no. 6 constructed on second floor of east side within said building is one of them.

It is further found and observed that Mr.Pravin@ Pravinkumar Kisandas Gujar and Mr.Ashok@ Ashokkumar Kisandas Gujar has executed registered deed of deceleration of The Maharashtra Apartment Act,1970,which was registered in sub register office Baramati at sr.no.6229/2011 dt.19/07/2011.

It is further found and observed that Mrs.Neha Kishor@ Kishorkumar Shah approached to Mr.Pravin@ Pravinkumar Kisandas Gujar and Mr.Ashok@ Ashokkumar Kisandas Gujar for purchasing residential flat and after the inspection of the documents she has agreed to purchase Flat No.6, admeasuring 71.82 Sq.mtrs i.e.772.78 Sq.feet she has agreed to purchase Flat No.6, admeasuring 71.82 Sq.mtrs i.e.772.78 Sq.feet including open terrace area 70.63 Sq.mtrs of east side of said building on second floor in the scheme known as 'SAMYAK JEWELERS' constructed upon area admeasuring the scheme known as 'SAMYAK JEWELERS' to 581(pt) of Baramati Mr.Pravin@ Sq.mtrs out of C.T.S.no.6 to 8,10 and 579 to 581(pt) of Baramati Mr.Pravin@ Sq.mtrs out of C.T.S.no.6 to 8,10 and 579 to 581(pt) of Baramati Mr.Pravin@ Sq.mtrs out of C.T.S.no.6 to 8,40 and 579 to 581(pt) of Baramati Mr.Pravin@ Sq.mtrs out of C.T.S.no.6 to 8,40 and 579 to 581(pt) of Baramati Mr.Pravin@ Sq.mtrs out of C.T.S.no.6 to 8,40 and 579 to 581(pt) of Baramati Mr.Pravin@ Sq.mtrs out of C.T.S.no.6 to 8,40 and 579 to 581(pt) of Baramati Mr.Pravin@ Sq.mtrs out of C.T.S.no.6 to 8,40 and 579 to 581(pt) of Baramati Mr.Pravin@ Sq.mtrs out of C.T.S.no.6 to 8,40 and 579 to 581(pt) of Baramati Mr.Pravin@ Sq.mtrs out of C.T.S.no.6 to 8,40 and 579 to 581(pt) of Baramati Mr.Pravin@ Sq.mtrs out of C.T.S.no.6 to 8,40 and 579 to 581(pt) of Baramati Mr.Pravin@ Sq.mtrs out of C.T.S.no.6 to 8,40 and 579 to 581(pt) of Baramati Mr.Pravin@ Sq.mtrs out of C.T.S.no.6 to 8,40 and 579 to 581(pt) of Baramati Mr.Pravin@ Sq.mtrs out of C.T.S.no.6 to 8,40 and 579 to 581(pt) of Baramati Mr.Pravin@ Sq.mtrs out of C.T.S.no.6 to 8,40 and 579 to 581(pt) of Baramati Mr.Pravin@ Sq.mtrs out of C.T.S.no.6 to 8,40 and 579 to 581(pt) of Baramati Mr.Pravin@ Sq.mtrs out of C.T.S.no.6 to 8,40 and 579 to 581(pt) of Baramati Mr.Pravin@ Sq.mtrs out of C.T.S.no.6 to 8,40 and 579 to 581(pt) of Baramati Mr.Pravin@ Sq.mtrs out of C.T.S.no.6 to 8,40 and 579 to 581(pt) of Baramati Mr.Pravin@ Sq.mtrs out of C.T.S.no.6 to 8,40 and 5

executed registered sale deed dt. 14/10/2011 in favour of Mrs.Neha Kishor@ Kishorkumar Shah and said deed is registered in the office of sub-registrar office Baramati at sr.No.8902/2011. Hence by virtue of said sale deed Mrs.Neha Kishor@ Kishorkumar Shah became legal and absolute owner of said Flat No.6.

It is further found and observed that Mrs.Neha Kishor@ Kishorkumar Shah has mortgaged her Flat No.6. by way of equitable mortgage as Borrower/guarantor in favour of Chandukaka Saraf and sons private limited

Hence, this search report.

Date: 25/05/2016

Place: Baramati.

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SHRI. G. B. GAWADE B.sc (Agri) LL.B Advocate Off.: Ashtavinayak Apartment, Market Yard Road, Baramati, Dist. Pune Mob:- 9423207646

Annexure 'C'

Dt.25/05/2016

### 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\*Registered/Equitable/ (\*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 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 25-11-2014 to 25-05-2016 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 are of the Minor with Name). (Strike out if not applicable).

he Mortgage if created, will be available to the Bank for the Liability of the Intending

Borrower Chandukaka Saraf and sons private limited.

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9 I certify that Mrs.Neha Kishor@ Kishorkumar Shah has / have an absolute, clear and Marketable title over 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

- Registered sale deed dt.14/10/2011 duly registered with Sub Registrar Office Baramati at Serial No. 8902/2011. (Original)
- Index II of Agreement to sale registered with Sub Registrar Office Baramati b. at Serial No. 8902/2011. (Certified)
- Registration receipt of Agreement to sale registered with Sub Registrar C. Office Baramati at Serial No. 8902/2011. (Original)
- 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 Flat No.6, admeasuring 71.82 Sq.mtrs i.e.772.78 Sq.feet including open terrace area 70.63 Sq.mtrs of east side of said building on second floor in the scheme known as SAMYAK JEWELERS' constructed upon area admeasuring 365.32 sq.mtrs out of C.T.S.no.6 to 8,10 and 579 to 581(pt) of Baramati within the limts of Baramati municipal council Baramati and also within the limits of Registration District Pune, Sub Registration District Baramati, and District - Pune. and boundaries of flat as under :-

East : Mahavir path

South :CTS.no 9 and 11

West : CTS.no 578 & Duct

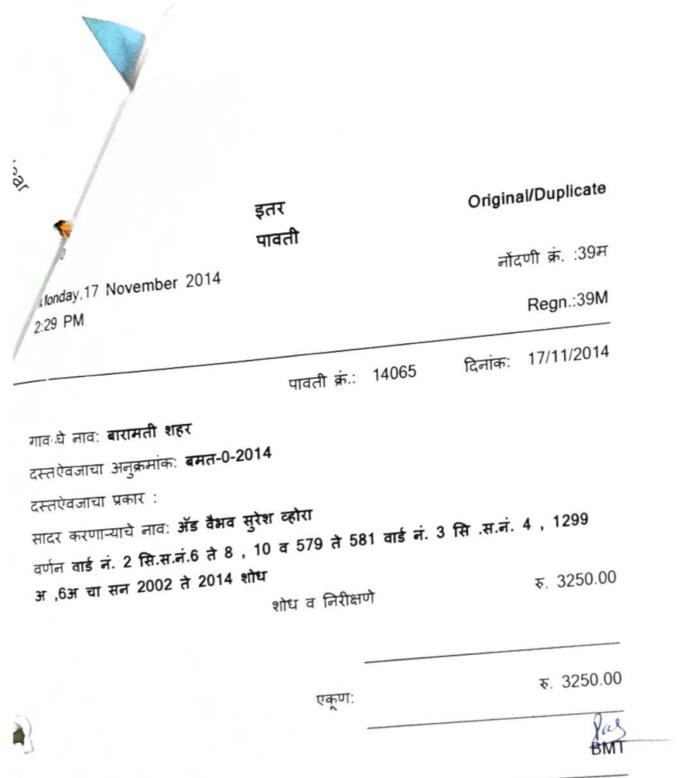
North: CTS.no 6 space & staircase, Duct

Place : Baramati.

Date: 25/05/2016

Search Receipt No.: - 6090/2016

Signature 6



1); देयकाचा प्रकार: By Cash रक्कम: रू 3250/-

सह.दुःयन निर्वाह वर्ग-२

VAIBHAV SURESH VORA
B.Com,LL.B,D.T.L,G.D.C.&A.,
Advocate,
Shop No.14, Sunshine Plaza,
Bhigwan Road,Baramati, Dist.Pune
Cell No. 9850127196

Date: 17-11-2014

#### Annexure 'B'

1.	a) Name of the Branch/BU seeking Opinion	State Bank of India, Baramati Branch, Baramati, Pune
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded	Not Submitted
	c) Name of the Borrower	Chandukaka Saraf and sons private limited
2.	a) Name of the Unit/Concern/ Company/ Person offering the property as Security	Mrs.Neha Kishor alis Kishorkumar Shah
	b) Constitution of the Unit/ Concern/ Person/ body/authority offering the property for creation of charge	Individual
	c) State as to under what capacity is security offered (Whether as joint applicant or borrower or as	Bottowei
3.	guarantor etc.)  Complete or full description of the immovable property/ (ies) offered as security incuding the following details.	admeasuring 85.00 Sq.iiic Stirret floor & Flat
a)		579 to 581
b)	House Property)	Leasuring 83 06 Sq.mt Buil
c)	including plinth/built u	up including 11.24 Sq.mt terrace area on infloor & Flat No.6 area admeasuring 71.82 Sq.m Built-up + 70.63 Sq.mt terrace area on Secondary
d	Location, like name of the Plac village, City, Registration, Su district etc	at Baramati, within the lilling

scrutinized Serially and 8	1) Original copy of C.T.S Card extract dated 22- 3-2014.	
	2) Revised Building construction permission issued by Baramati Nagar Praised No. 34/2006-2007 dated 23-2-2007	
	3) Occupancy Certificate issued by Baramati Nagar Praised No. BNP/Karya-14/515/2010-11 dated 7-5-2011	
	3) Certified copy of Registered Sale deed 14-10- 2011 registered before Sub Register office Baramati at Sr.No.8902/2011	
	4) Certified copy of Registered Sale deed 14-10- 2011 registered before Sub Register office Baramati at Sr.No.8901/2011	
Whether certified copy of all title documents are obtained from the	No	
relevant Sub-registrar office and		
a) Whether the records of registrar	Yes From Year 2002 to 2014	
relevant to the property question are available for question through any online		
portal or computer 3700	Yes	
verification or cross checking are made and the comments/finding		
c) Whether the genuineness of the stamp paper is possible to be got	Not applicable	
verified from any or verification was if so whether such verification was		
 a) Property offered as security falls within the jurisdiction of which Sub-		
register office:  respect	Not appro-	
b) Whether it is possible to registration of documents in respect of the property in question, at more of the property in question, at more than one office of sub-register,		
than one district register	t Yes	ï
all the offices the searches in the	r	STAVS. V
offices of resords reveal registrate		3
of multiple title documents of the property in question?		BARP

Chain of title tracing out the title from the oldest title deed to the latest title deed establishing title of the property in question from the	As detailed herein below
predecessors in title/interest to the current title holder. 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	
Nature of Title of the intended Mortgagor over the property (Whether full ownership rights Leasehold Rights, Occupancy/ Possessory Rights or Inam holder or	Full ownership
Government Grantee/ Allottee etc.)  10 If Leasehold, whether; a) Lease Deed is duly stamped and	Not applicable
	Not applicable.
b) Lessee is permitted to mortgage the Leasehold right c) During of the Lease/Unexpired	Not applicable
d) If a sub-lease, check the lease deed in favour of Lessee as to	Not applicable
whether Lease deed possible leasing and mortgage by Sub Lessee  e) Whether the leasehold rights permit for the creation of any permit for the creation of a	Not applicable
superstructure (if application)	Not applicable
leasehold rights and nated /Lease-	Not applicable
cum/Sale agreement , whether, Grant/agreement etc. provides for alienable right to the mortgagor with	Not applicable
or without condition  The mortgagor is competent to create charge on such property.  Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is	Not applicable
available.	Yes.
a) Such right is	Yes
transferable.  b) Mortgage can be created.  b) Mortgage can be created.  Nature of Minor's Interest, if any and mortgage.	Not applicable
Nature of Minor's Interest, mortgage if so whether creation of mortgage could be possible, the	Scanned by
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n	nodalities/procedure to be followed		
ir	ocluding court permission to be		
0	btained and the reason for coming		
t	o such conclusion.	Not applicable	
11	f the property has been transferred	Not applicable	
b	by way of Gift/ Settlement Deed,		
1	Mhether:	Not applicable	
- 6	a) The Gift/ Settlement Deed is duly	Hot spp	
	stamped and registered;	Not applicable	
-	b) The Gift/ Settlement Deed has		
1	been attested by two witnesses,	Not applicable	
-	The Gift/ Settlement Deed		
	refers the property to Donee,	Not applicable	
-	the Donee has accepted		
	the by signing the		
	net Deed or by a separate		
	writing or by implication or by	u shla	
		Not applicable	
	is any restriction		
	Denor in executive	aticable	
	Settlement Deed in que	Not applicable	4
		Not applicable	
	f) Whether the Bond possession of the gifted property;	Not applica	
	g) Whether any life interest is		1
	g) Whether any life who any reserved for the Donor or any whether there is		
	reserved for the bollow other person and whether there is other person to		-
	other person and whether a need for any other person to a need for any of mortgage;	Not applicable	
	joint the creation of mortgage;	Not applied	
	joint the creation of moregas,  h) Any other aspect affecting the  h) Any other the title passed through		
	h) Any other aspect already validity of the title passed through validity of the title passed through		
	the Gift/ Settlement Deed.	Not applicable	1
	the Gift/ Settlement Decar  the Gift/ Settlement Decar  a) In case of partition/family  a) deeds, whether the	Not applies	
15.	a) In case of partition, settlement deeds, whether the settlement deeds, available for deposit.		1
10.	- ettlement de for deposit.		1
	ariginal deed is		
	If not the modality / procedure  If not the modality / procedure  followed to create a valid and  followed to mortgage.		1
	followed to	bla	
	tarceable more been	Not applicable	1
	the ther live		
	b) Whether the month of his		
	effected and whether the mores of his is in possession and enjoyment of his	licable	1
	share. c) Whether the partition made is like in law and the mortgagor has	Not applicable	-
	share. partition partition		
	c) Whether the partition made valid in law and the mortgagor has valid in law and the mortgagable title acquired a mortgagable title		
	valid in mortgagus	licable	1
	acquire a by decree of	Not applicable	10
	thereon.  d) In respect of partition by decree of court, whether such decree has court, whether and all other are		NS.
	d) In respectively whether such decision other		200
	court, and and		3
	become formalities	mable	13
	conditions/ complied with	Not applicable	X 0
	conditions/formalities completed / complied with completed / complied with e) Whether any of the documents in e) Whether any of the documents in		0
	Lar dilly		

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1	counterparts or in more than one	
5	set? If so, additional precautions to be taken for avoiding multiple mortgages?	
16.	Whether the title documents include any testamentary documents / wills?	Not applicable
	(a) In case of wills, whether the will is registered will or unregistered will?	Not applicable
	(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	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? (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	Not applicable
17.	explained.)  (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

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-	(b) Please also comment on any other aspect which may adversely	Not applicable	
	affect the validity of security in such cases?		
19.	(a) Whether the property belongs to any trust or is subject to the rights of	Not applicable	
	any trust?  b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage	Not applicable	
	of the property?  (c) If so additional precautions/ permissions to be obtained for	Not applicable	
	creation of valid mortgage?  (d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the	Not applicable	
20.	matter.	Not applicable	
20.	(a) If the property is Agricultural laws permit whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of		
	(b) In case of agricultural property other relevant records/ documents is any are to be	Not applicable	
	verified to ensure the		
	(c) In the case of conversion of Agricultural land for commercial whether	Yes	
	requisite process	Not applicable	
21.	having a bearing on the creation having a bearing on the creation Laws, security (viz. Agricultural Laws, minorities, Land weaker Sections, Costal Zone		
	Regulations, Environmental Env	Not applicable	- North
22.	to any pending state acquisition proceedings?  acquisition proceedings?  whether any search/enquiry is	Not applicable	Ja.Bray S
	made with the outcome of such		PARAMATI
	search/enquiry.		Scanne

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	No.
b) If so, whether such litigation	
would adversely affect the creation	Not applicable
of a valid mortgage or have any	. Tot applicable
implication of its future enforcement	
c) Whether the title documents have	
any court seal/ marking which points	Not applicable
out any litigation/ attachment/	, ,
security to court in respect of the	
property in question? In such case	
please comment on such	
seal/marking.	
(a) In case of partnership firm,	
whether the property belongs to the	Not applicable
firm and the deed is properly	
registered.	
	Not applicable
N 10 10 10 10 10 10 10 10 10 10 10 10 10	
	Not applicable
	,,,
25.00 (310 100)	
Limited Company, check the	
Borrowing powers, Board resolution,	Not applicable
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.	
	Not an Parkin
	Not applicable
The state of the s	
resolutions, bye-laws.	Not applicable
A STATE OF THE STA	Not applicable
the chain of title?	* <del> </del>
	in or subject matter of any litigation which is pending or concluded? b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement 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.  (a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.  (b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?  (c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.  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.  In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.

(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) 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 Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) 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
<ul> <li>i) Whether the original POA is verified and the title investigation is done on the basis of original POA?</li> <li>ii) Whether the POA is a registered one?</li> <li>iii) Whether the POA is a special or</li> </ul>	Not applicable
general one?  iv) Whether the POA contains a specific authority for execution of title document in question?	
(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?)	Not applicable
(g) Please comment on the genuineness of POA?	Not applicable

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•	(h) The unequivocal opinion on the enforceability and validity of the Not applicable	
1	POA?	
28.	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.  If the property is a flat/apartment or complex	
29	residential/commercial complex, check and comment on the following:  (a)Promoter's/Land owner's title to the land/building;  (b)Development Agreement/Power Not applicable	
)	(c) Extent of authority of the Not applicable	
	Developer/builder,  (d)Independent title verification of the Land and/or building in the Land and/or building in	
	the Land Blidy	1
	(e) Agreement for sale (duly Not applicable	
	Vos	
	registered),  (f)Payment of proper stamp duty;  (g)Requirement of registration of development	
	(g)Requirement, development development	
	-CA off	
	Approval of Dunies Ves	
	permission of appropriate/local	
)	authority, etc.; (i) Conveyance in favour of Society/  (ii) Conveyance in favour of Society/	
	Occupancy Certificate,	
	f =000000000000000000000000000000000000	
	(k) Membership details in the Society  Not applicable	
	a difficates:	
	(L) Share Certificates, (m) No Objection Letter from the	
	All legal requirements	
	local/Municipal laws, regarding	
	ownership of flats/ Apartments/ ownership of pagulations, Development	
	nuilding hebuilding	
1	Control Regulation	
1	Societies for noting the	
	the charges on	i
1	the Housing Society, if any;	

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al a p (()	documents such as approved plan, agreement plan, etc. 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 period covered under the	Yes  Not applicable  Not applicable
	Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	dated vide receipt No. 14065 amount Rs. 3250/-
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	All tax of Baramati Municipal is pulo.
33.	(a)Urban land ceiling clearance, whether required and if so, details thereon.  (b)Whether No Objection Certificate under the Income Tax Actis required/obtained.	Not applicable
34.	Details of RTC extracts/mutation extracts/Katha extracts pertaining to	Not applicable
35.	reflected as owner in the revenue/Muncipal/Village records?	C.T.S card extract
36	(a)Whether the property offered of security is clearly demarcated? (b)Whether the demarcation partition of the property is legal valid? (c)Whether the property has clearly demarkable of the property has clearly de	n/ Ily
37	the property con	city tion at in n, if

any.

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(B.	In respect of the boundaries of the	
101	property, whether there is a difference/discrepancy in any of the	No
	documents or any other	
	utility bills, etc.) or the actual current boundary? If so please	
9.	elaborate/comment on the same	
	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	Not applicable
	these comments subsequently, on making the same available to the advocate.)	
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.	Not applicable
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.	Not applicable
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.	Not applicable
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.	No.
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Mrs.Neha Kishor alis Kishorkumar Shah

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Tracing of Title-:

A) Originally property i.e Ward No. 2 C.T.S No. 6 to 8 & 10 at Baramati own and possessed by Mr.Kisandas Rangildas Gugar, Mr.Chimanlal Rangildas Gujar and Mr.Vinodkumar Rangildas Gugar. Mr.Chimanlal Rangildas Gujar died intestate. After the death of previous owner name of his legal heirs entered on card extract. On 26-7-2000 Mrs. Mina Mukundkumar Shah, Mrs. Parimal Harishchandra Shah and Mrs. Archana Hemant Shet registered release deed in favour of Sudha Chimanlal Gujar and others. The said release deed is registered in Sub register office Baramati at Sr.No. 3049/2000. Mr.Pravin Kisandas Gujar family filed suit before Hon'ble Civil Judge Junior Division R.C.S. No.270/2001. After the court order Mr. Pravin Kisandas Gujar became an owner of Ward No. 2 C.T.S No. 6 to 8 & 10 at Baramati.

- B) Originally property i.e Ward No. 2 C.T.S No. 579 to 581 at Baramati own and possessed by Mr.Kisandas Rangildas Gugar, Mr.Chimanlal Rangildas Gujar and Mr.Vinodkumar Rangildas Gugar. On 7-3-1958 the said owner registered a partition deed. As per partition Mr. Kisandas Rangildas Gujar became an owner of Ward No. 2 C.T.S No. 579 to 581 at Baramati. On 3-5-77 the said owner registered a partition deed. As per partition Mr. Ashokkumar Kisandas Gujar became an owner of Ward No. 2 C.T.S No. 579 to 581
  - C) Mr. Ashokkumar Kisandas Gujar and Mr. Pravin Kisandas Gujar made an application to Baramati Nagar parisad for construction in Ward No. 2 C.T.S No. 579 to 581& 6 to 8 & 10. On 23-2-2007 Baramati Nagar parisad issued construction permission No. 34/2006-07. Mr. Ashokkumar Kisandas Gujar and Mr. Pravin Kisandas Gujar construct building as per sanction plan. On 7-5-2011 Baramati Nagar parisad issued occupancy certificate.
    - D) On 14-10-2011 Mr. Ashokkumar Kisandas Gujarand Mr. Pravin Kisandas Gujar registered a sale deed in favour of Mrs.Neha Kishor alis Kishorkumar Shah. The said Sale deed is registered before Sub register office Baramati at Sr.No. 8901/2011. Thus by virtue of said sale deed Mrs.Neha Kishor alis Kishorkumar Shah became an owner of Flat No.3 area admeasuring 83.06 Sq.mt Built-up + 11.24 Sq.mt terrace area on first floor in the building Known as Samyak Jewelers being constructed in Ward No. 2 C.T.S No. 5 to 8 &
      - E) On 14-10-2011 Mr. Ashokkumar Kisandas Gujar and Mr. Pravin Kisandas Gujar registered a sale deed in favour of Mrs. Neha Kishor alis Kishorkumar Shah. The said Sale deed is registered before Sub register office Baramati at Sr.No. 8902/2011. Thus by virtue of said sale deed Mrs.Neha Kishor alis Kishorkuniar Shah became an owner of Flat No.6 area admeasuring 71.82 Sq.mt Built-up + 70.63 Sq.mt terrace area on Second floor in the building Known as Samyak Jewelers being constructed in Ward No. 2 C.T.S No. 6 to 8 & 10 & C.T.S No. 579 to 581 at Baramati.

Date: 17-11-2014 Place: Baramati

Signature Adv. Va Scanned Baramati Dist Funa

#### Vinnexure - C: Certificate of title

property/(ies) and offered as security by way of Registered/Equitable 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 further certify that:

- 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. I also confirm having verified and checked the records of the relevant Sub-Registrar(s) Office(s), 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 office and 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 2002 to 2014 pertaining to the Immovable Property 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
- 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)-: Not Applicable
- The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower, Mrs. Neha Kishor alis Kishorkumar Shah
- 9. I certify that Mrs.Neha Kishor alis Kishorkumar Shah is an absolute, clear and Marketable title over the Schedule property. 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.
  - a. Registered Sale deed dated 14-10-2011, duly registered before Sub Register Office Baramati at Sr. No. 8901/2011
  - Index II of Registered Sale deed registered before Sub Register Office Baramati at Sr. No. 8901/2011
  - Registration Receipt of Sale deed duly registered before Sub Register Office Baramati at Sr. No. 8901/2011
  - d. Registered Sale deed dated 14-10-2011, duly registered before Sub Register Office Baramati at Sr. No. 8902/2011

- Index II of Registered Sale deed registered before Sub Register Office Baramati at Sr. No. 8902/2011
  - f. Registration Receipt of Sale deed duly registered before Sub Register Office Baramati at Sr. No. 8902/2011 /
  - g. City Survey card extract of Ward No. 2 C.T.S No. 579 to 581& 6 to 8 & 10 Certified Copy
  - h. Revised Building construction permission issued by Baramati Nagar Praised No. 34/2006-2007 dated 23-2-2007
  - i. Occupancy Certificate issued by Baramati Nagar Praised No. BNP/Karya-14/515/2010-11 dated 7-5-2011
  - 11. There are no legal impediments for creation of the Mortgage under any applicable Law/Rules in force.

### SCHEDULE OF THE PROPERTY

1. The landed property within the Jurisdiction of Division Pune Sub Division & Taluka Baramati, and within the limits of Sub-Registrar Baramati at Baramati & within the jurisdiction of Baramati Municipal corporation which is as under :-

 INC	C.T.S No.	7	Ownership
Ward No.	C.1.5 110	Sq.ft	^
	579	124.6	A
2		21.7	Α
2	580 581 out of them	67.72	Α
2	581 out of them	53.5	Α
2	6	33.4	Α
2	7	41.00	ο Α
2	8	23.4	Α
2	10	-	

Bounded as under -

On or towards East: - C.T.S No. 1 to 5, 581, 9 & Road

On or towards South:-C.T.S No. 9 & 11

On or towards West: - C.T.S No. 577 & 578

There is constructed building namely Samyak Jewelers on the above property. In that building property describe as follows -:

A) Flat No. -: 3

Area -: 83.06 Sq.mt including open terrace 11.24 Sq.mt (Built up) Location -: All that piece & parcel of Flat No. 3 on first floor of building named Samyak Jewelers constructed in Ward No. 2 C.T.S No. 6 to 8 & 10 & C.T.S No. 579 to

581

# Bounded as under -

On or towards East :- Road

On or towards South :- C.T.S No. 9 to 11

On or towards West :- C.T.S No.577 & Duct

On or towards North :- C.T.S No.6, Duct & Staircase



579 to 581

## Bounded as under -

On or towards East :- Road

On or towards South :- C.T.S No. 9 to 11

On or towards West :- C.T.S No.577 & Duct

On or towards North :- C.T.S No.6, Duct & Staircase

Date: 17-11-2014

Place: Baramati

Signature of the Advocate

Adv. Vaibhay S. Vora

B Com. LLB DTL GDG NA

Lagtap Chambers, Cinema Road

Baramati, Dist. Pune. 413 102