


**CHALLAN**  
**MTR Form Number-6**

<b>GRN</b>	MH001247775201617E	<b>BARCODE</b>			<b>Date</b>	24/05/2016-16:05:10		<b>Form ID</b>			
<b>Department</b>	Inspector General Of Registration			<b>Payer Details</b>							
<b>Type of Payment</b>	Search Fee			<b>TAX ID (If Any)</b>							
	Other Items			<b>PAN No. (If Applicable)</b>							
<b>Office Name</b>	HVL2_HAVELI 2 JOINT SUB REGISTRAR			<b>Full Name</b>		ADV GULABRAO BAJIRAO GAWADE					
<b>Location</b>	PUNE										
<b>Year</b>	2016-2017 Specific From 01/01/1987 To 24/05/2016			<b>Flat/Block No.</b>		CTS NO. 439 AREA 146.3 SQ.MTRS					
<b>Account Head Details</b>		<b>Amount In Rs.</b>		<b>Premises/Building</b>							
0030072201 SEARCH FEE		750.00		<b>Road/Street</b>		RAVIVAR PETH					
				<b>Area/Locality</b>		PUNE					
				<b>Town/City/District</b>							
				<b>PIN</b>		4	1	1	0	0	1
				<b>Remarks (If Any)</b>  SEARCH RECEIPT							
				<b>Amount In</b>	Seven Hundred Fifty Rupees Only						
<b>Total</b>			750.00	<b>Words</b>							
<b>Payment Details</b>				STATE BANK OF INDIA				<b>FOR USE IN RECEIVING BANK</b>			
<b>Cheque-DD Details</b>				<b>Bank CIN</b>	<b>REF No.</b>	00040572016052498039		CK93690163			
<b>Cheque/DD No</b>				<b>Date</b>		24/05/2016-16:05:54					
<b>Name of Bank</b>				<b>Bank-Branch</b>		STATE BANK OF INDIA					
<b>Name of Branch</b>				<b>Scroll No. , Date</b>		Not Verified with Scroll					

Mobile No. : Not Available

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

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

Dt. 24/05/2016

**Annexure 'B'**

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



4. a) Particulars of the documents scrutinized-sentary  
(a) Nature of documents verified and as to whether they are originals or copies or registration extracts duly certified. **Note** : Only originals or certified from the registering/land/ revenue/ other authorities be examined.

Sr NO	Date	Name/ Nature of the Document	Original/certified copy/ certified extract/ Photocopy etc.	In case of copies, whether the original was scrutinized by the Advocate.
1	2015	Property Tax	Photocopy	Yes
2	-	Property card	Photocopy	Yes
3	02/09/2004	sale deed Hav-no.11 sr no.5677/2004	Photocopy	Yes
4	26/08/2015	Notice of intimation Hav-no 9 Sr	Photocopy	Yes
5	14/09/2004	Sanctioned building plan	Photocopy	Yes
6	13/9/2001	copy of Partition deed	Certified	Yes

5. Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)

6. a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?

b) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.

c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?

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?

f) Whether search has been made at all the offices named at (b) above?

g) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?

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 Govt. Grantee/Allottee etc.)

10. If leasehold, whether:

a) lease Deed is duly stamped and registered

Enclosed herein below as detailed in tracing of title

Party has ownership right by way of registered sale deed





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





16.	Whether the title documents include any testamentary documents /wills? (a) In case of wills, whether the will is registered will or unregistered will?	Not 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? (Comment 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.)	Not applicable
17.	(a) Whether the property is subject to any wakf rights?	Not applicable
	(b) Whether the property belongs to church/ temple or any religious/other institutions having any restriction in creation of charges on such properties?	Not applicable
	(c) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	Not applicable
18.	(a) Where the property is a HUF/joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc. (b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not applicable
19.	(a) Whether the property belongs to any trust or is subject to the rights of any trust?	Not applicable
	(b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not applicable
	(c) If so additional precautions/permissions to be obtained for creation of valid mortgage?	Not applicable
	(d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not applicable
20.	(a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage. (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? (c) In the case of conversion of Agricultural land for Commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	Not applicable Not applicable As Property comes under CTS no.439 therefore no requirement for N.A.
21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws SEZ regulations, Coastal 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  
Acquired  
(a) 1/2

23.





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





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



### Tracing of Title

While taking search of the record it is found and observed that CTS No. 114, admeasuring 146.03 Sq.mtrs out of that building constructed admeasuring 114.1 Sq.mtrs situated at Raviwar Peth was owned and possessed by Mrs. Snehlata Pandurang Gole and effect of said entry is recorded to the record of rights by M.E.no.1080 in property card extract on dt.20/12/1951.

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

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

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

Hence, this search report.

Date: 24/05/2016

Place: Baramati.

Signature of Advocate



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



No. 439  
2.00

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

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

Annexure 'C'

Dt.24/05/2016

### CERTIFICATE OF TITLE

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

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

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

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

4. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar 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 01-01-1987 to 24-05-2016 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances Subject to previous charge of State Bank of India, Br. Baramati.

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

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

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



9.I certify that **Mr.Atul Jinadatta Shah** has / have legal and Marketable title in 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 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

- Original copy of Sale Deed dt.24/12/2003 which is duly registered with Sub Registrar Office Haveli no.02 at Serial No. 6924/2004
- Certified copy of Index II of Sale Deed dt.24/12/2003 which is duly registered with Sub Registrar Office Haveli no.02 at Serial No. 6924/2004
- Registration receipt of Sale Deed dt.24/12/2003 which is duly registered with Sub Registrar Office Haveli no.02 at Serial No. 6924/2004
- Certified copy of CTS.No.439 property card extract.
- Search report of penal advocate

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

### SCHEDULE OF THE PROPERTY

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

#### Boundaries of CTS no.439

East : PMC road.  
South : House No.438.  
West : PMC road.  
North : House no.440.

Place : Baramati.

Date : 24/05/2016

Signature of the Advocate



ADVOCATE



Office: C  
Email: T





Shree  
**ADVOCATE V. K. JAGDALE AND ASSOCIATES, ADVOCATES**

Adv. U. N. Khankal.

Office: G-207, Mega Center, Magar Patta, Pune- Solapur Road, Hadapsar, Pune 411013.  
Email: vkjagdale@hotmail.com

Website: www.legalfriend.in

Tel. No. 020-30423200

Mobile: 9960615382/7774055283

## **TITLE INVESTIGATION REPORT.**

**STATE BANK OF INDIA.**

**BARAMATI MAIN BRANCH.**

**APPLICANT: MR. ATUL JINADATTA SHAH**

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

**DATE : 16/05/2016.**



Shree  
**ADVOCATE V. K. JAGDALE AND ASSOCIATES, ADVOCATES**

**Adv. U. N. Khankal (Chief Coordinator)**

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

Email: vkjagdale@hotmail.com

Tel. No. 020-30423200

Website: www.legalfriend.in

Mobile: 9960615382

Ref No.: AVKJ/SBI/SR/ Baramati/05/10

Date: 16/05/2016

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

Respected Sir/Madam,

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

**Annexure - B and C:**

**Report of Investigation of Title in respect of immovable Property**

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

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





5.	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)	Yes. Certified copy of title documents obtained from the relevant registrar office by the Borrower if the loan amount exceeds Rs. 10. in terms of Bank's Corporate Mumbai circulars No. E-G/PBU/HOME LOANS SI. No. 1028/14, No. NBG/PB housing/28/2013-14, December 2013, No. RE/HL/AX/28 09/12/2013. However in lieu of certified particulars of Index II / 7/12 ext property card of the said property compared with the documents available. Original documents are the State Bank of India. There is no adverse information found.
6.	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	Yes. It is available on <a href="http://www.igrmaharashtra.gov.in">www.igrmaharashtra.gov.in</a> .
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Yes. Online cross checking made. No adverse information found.
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	No.
7.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	Haveli No. 1 to 27. i.e. All Registration Offices in Haveli.
	b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, please name all such offices?	Yes. Haveli No. 1 to 27. i. e. All Registration Offices in Haveli.
	c) Whether search has been made at all the offices named at (b) above?	Search has been made at all office named above through online portal.
	d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No.
8. a)	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used)	Please refer Annexure II.
8. b)	And wherever Minor's interest or other clog on title is involved, for a further period, depending on	No.





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



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

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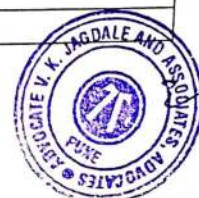
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	b) Whether the property belongs to church/temple or any religious/other institutions having any restriction in creation of charges on such properties?	N. A.
	c) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?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



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





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



	the Sub-Registrar Haveli No. 02, registration No. 6924/2003, 24/12/2003, Registration and Registration District Pune.	
(f) Payment of proper stamp duty;	(f) Stamp duty properly paid, 80,000/- on Rs. 38,00,000/- as per article 25(D) of Bombay Stamp Act, 1958. (As amended from time to time)	30
(g) Requirement of registration of sell agreement, development agreement, POA, etc.;	(g) N. A.	31
(h) Approval of building plan, permission of appropriate/local authority, etc.;	(h) Sanctioned Building No.2184/04, dated 14/09/2004.	32
(i) Conveyance in favour of Society/ Condominium concerned;	(i) Not Applicable.	33
(j) Occupancy Certificate/allotment letter/letter of possession / Completion Certificate;	(j) Not Furnished.	34
(k) Membership details in the Society etc.;	(k) Building is owned and possessed by Mr. Atul Jinadatta Shah.	
(l) Share Certificates;	(l) Not Applicable.	
(m) No Objection Letter from the Society/Builder;	(m) Not Applicable.	
(n) All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	(n) All Requirements are followed.	
(o) Requirements, for noting the Bank charges on the records of the Housing Society / Builder, if any;	(o) (i) The applicant/ borrower should be asked invariably to note Bank's charge on the records of the Revenue / City Survey Record. (ii) In addition to this a Notice of Intimation is to be filed within a month with the designated Sub Registrar Office/s, vide Government of Maharashtra's letter क्र. का-४ / प्र.क्र.२६९८ / १३ (भाग-४) / ८९७ / १३, नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे यांचे कार्यालय, पुणे. दिनांक - २५/०४/२०१३, Under the Registration Act, 1908, Sec.89A and 89B, Maharashtra State Govt. Revenue and forests department notification dated 01/10/2013. If the equitable mortgage of any property is effected after 01/04/2013.	





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



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

**Note:**

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

**Note:** Documents obtained and enclosed by the Advocate's firm from government's official website i.e. [igrmaharashtra.gov.in](http://igrmaharashtra.gov.in) are as under:

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

Date: 16/05/2016

Place: Pune.

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





**Annexure-I**  
**LIST OF DOCUMENTS SCRUTINIZED**

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



**Annexure-II**  
**CHAIN OF TITLE / HISTORY OF THE PROPERTY**

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

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AND WHEREAS by the way of registration, in the Office of Sub-registrar Haveli 02 at Sr. No. 57, on 20/08/1982 the property has been sold to National Marketing Company (India) through partner Mr. Vachan M. Shah.

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

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

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

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

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

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

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







Shree  
**ADVOCATE V.K. JAGDALE AND ASSOCIATES, ADVOCATES**

Our Honorable Associate  
Adv. U. N. Khankal

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

Email: vkjagdale@hotmail.com

Tel. No. 020-30423200

Website: www.legalfriend.in

Mobile: 9960615382

Ref No.: AVKJ/SBI/SR/ Baramati/05/10

Date: 16/05/2016

**Search Report :- Mr. Atul Jinadatta Shah.**

**Annexure - C: Certificate of title**

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

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

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

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

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

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



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

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

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

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

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

**Documents obtained by Bank for valid and enforceable mortgage:**

1. Original Agreement for Sale made between **Mr. Chandan Maniklal Shah, Mr. Bhushan Maniklal Shah & National Marketing & Company** through its partners **Mr. Nandan Maniklal Shah, Union Bank of India** through **Mr. Narayan K. Kulkarni and Mr. Vachan Maniklal Shah (Vendors)** AND **Mr. Atul Jinadatta Shah (Purchaser)**, at office of the Sub-Registrar Haveli No. 02, bearing registration No. 6924/2003, dated 24/12/2003, Mouje Raviwar Peth, Registration and Sub-Registration District Pune, along with Receipt and Index II thereon.

2. Property Tax paid Receipt for the year 2015-16 to be obtained.

3. Latest paid MSEDCL bill.

4. Original Commencement Certificate /Completion Certificate issued by Pune Municipal Corporation, Pune, in absence thereof we suggest registered Mortgage instead of Equitable Mortgage or as per Bank's discretion.

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





**SCHEDULE-1**  
**SCHEDULE OF THE PROPERTY**

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

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

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



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

Further,

1) Receipt:

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

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

2) Opinion:-

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

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



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



**PRAVIN B. VANARSE**  
**ADVOCATE**  
**STATE BANK OF INDIA**

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

Ref. No.:

Date : 22/05/2014

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

Respected Sir/Madam,

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

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

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

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5.	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)	No. Certified copy of title documents obtained from the relevant registrar office by the Borrower if the loan amount exceeds Rs. _____ in terms of Bank's Corporate Mumbai circulars No. E-Circulars PBU/HOME LOANS SI. No. 1028/2014, No. NBG/PBU/housing/28/2013-14, December 2013, No. RE/HL/AX/28 dated 09/12/2013. However in lieu of certified copy particulars of Index II / 7/12 extract / property card of the said property is compared with the documents made available. Original copy is with the applicant. There is no adverse information found.
6.	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system? b) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard. c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	Yes. It is available on <a href="http://www.igrmaharashtra.gov.in">www.igrmaharashtra.gov.in</a> .  Yes. Online cross checking made. No adverse information found.  No.
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?	Haveli No. 1 to 27. i.e. All Registration Offices in Haveli.  Yes. Haveli No. 1 to 27. i. e. All Registration Offices in Haveli.  Search has been made at all offices named above through online portal.  No.
8. a)	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used)	Please refer Annexure II.
8. b)	And wherever Minor's interest or other clog on title is involved, for a further period, depending on	No.

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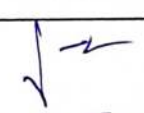
	the need for clearance of such clog on the Title.	
1.	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	Ownership as well as Occupancy Rights.
0.	If LEASEHOLD, whether;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

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

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

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



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

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

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

	comment on the same.	
39.	If the valuation report and/or approved/sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	Valuation Report is not made available. r.No. 1/2
40.	a) Any bar/restriction for creation of mortgage under any local or special enactments, b) Details of proper registration of documents, payment of proper stamp duty etc.	a) There is no bar / restriction for creation of mortgage. b) Details mentioned in Column No. E and F.
41.	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Yes.
42.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	N.A. f-d
43.	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	Yes. Mortgage can be created by Natural Persons.
44.	Additional aspects relevant for investigation of title as per local laws.	No.
45.	Additional suggestions, if any to safeguard the interest of Bank / ensuring the perfection of security.	Bank's charge Should be got noted with the Revenue, City Survey and Pune Municipal Corporation authority.
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Mr. Atul Jinadatta Shah.

Date : 22/05/2015.

Place : Pune.

Signature of Panel Advocate

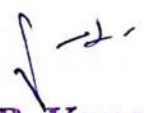
Adv. P. B. Vanarse

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**Annexure-I**  
**LIST OF DOCUMENTS SCRUTINIZED**

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

  
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**Annexure-II**  
**CHAIN OF TITLE / HISTORY OF THE PROPERTY**

ALL that piece and parcel of the land and building both at C. T .S No.439 situated at Raviwar Peth, Pune, admeasuring 146.03 Sq. Mtrs. and constructed area admeasuring approximately 114.00 Sq.Mtrs. more particularly described in schedule was previously owned and possessed by Mrs. Snehlata wife of Mr. Pandurang Ramchandra Gole, after the partition. Accordingly the mutation entry No.1000 has been entered on property card dated 20/12/1951.

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

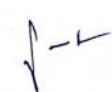
WHEREAS Mr. Vachan M. Shah has mortgaged the property through Memorandum, dated 23/01/1993 to Union Bank of India. The mutation entry No.207 has been entered on property card dated 30/11/1993.

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

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

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

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

  
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PRAVIN B. VANARSE  
ADVOCATE  
STATE BANK OF INDIA

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

Ref. No.:

Date : 22/05/2014

Search Report :- Mr. Atul Jinadatta Shah.

Annexure - C: Certificate of title

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

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

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

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

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

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

  
**Pravin B. Vanarse**  
Advocate  
Enrolled No. MMR/1985  
Uruli Kanchan, Tal. Haveli, Pune

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). Not Applicable

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

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

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

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

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

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

**SCHEDULE-I**

**SCHEDULE OF THE PROPERTY**

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

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

Date : 22/05/2015.

Signature of Panel Advocate

Place : Pune.

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



Further,

**1) Receipt:**

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

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

**2) Opinion:-**

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

Date : 22/05/2015.

Place : Pune.

Signature of Panel Advocate

**Adv. P. B. Vanarse**

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



**CHALLAN**  
**MTR Form Number-6**

GRN	MH001069923201516E	BARCODE			Date	22/05/2015-13:17:49	Form ID
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Search Fee		TAX ID (If Any)				
	Other Items		PAN No. (If Applicable)				
Office Name	HVL2_HAVELI 2 JOINT SUB REGISTRAR		Full Name		ADV. PRAVIN B. VANARSE		
Location	PUNE		Flat/Block No.				
Year	2015-2016 One Time		Premises Building				
Account Head Details		Amount In Rs.	Road Street		URULKANCHAN		
0030072201 SEARCH FEE		750.00	Area/Locality		PUNE		
			Town/City/District				
			PIN				
			Remarks (If Any)				
			Village Ravivar Peth, CTS No.439, P				
			lot area admeasuring 146.3 sq.mtrs.				
			along with construction adm. 114 s				
			sq.mtrs. Mr. Atul Jinadatt Shah				
			Amount In	Seven Hundred Fifty Rupees Only			
		750.00	Words				
Total			FOR USE IN RECEIVING BANK				
Payment Details		STATE BANK OF INDIA		Bank CIN	REF No.	00040572015052232767   K793885913	
Cheque/DD Details				Date	22/05/2015-13:17:49		
Cheque/DD No			Bank-Branch	STATE BANK OF INDIA			
Name of Bank			Scroll No. , Date	Not Verified with Scroll			
Name of Branch							

Mobile No. : Not Available

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

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

Adv. Pravin B. Vanarse.

*Original / Duplicate Copy / (Other Copy) Register*

**Pravin B. Vanarse**

Advocate

Enrolled No. MAH/688/1985

Uruli Kanchan, Tal. Haveli, Pune





Shree  
**ADVOCATE V.K. JAGDALE AND ASSOCIATES, ADVOCATES**

Our Honorable Associate

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

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

Website: www.legalfriend.in

Mobile: 9960615382

## **SEARCH REPORT AND TITLE CERTIFICATE**

**BANK : STATE BANK OF INDIA**

**BRANCH : BARAMATI BRANCH**

**APPLICANT: MR. ATUL JINADATT SHAH**

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

**DATE : 21/04/2015.**



# ADVOCATE V.K. JAGDALE AND ASSOCIATES, ADVOCATES

Our Honorable Associate

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

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

Email: vkjagdale@hotmail.com

Website: www.legalfriend.in

Ph. No. 020-30423200

Mobile: 9960615382

Ref No.: AVKJ/SBI/SR/ Baramati/04/02

Date: 21/04/2015

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

Respected Sir/Madam,

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

## Annexure - B and C:

Report of Investigation of Title in respect of immovable Property  
(All columns/items are to be completed/commented by the panel advocate)

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





5.	examined. Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)	Yes. Certified copy of title documents obtained from the relevant Registrar office by the Advocate. If the loan amount exceeds Rs. 100 lakhs, in terms of Bank's Corporate Mumbai circulars No. 14, PBU/HOME LOANS Sl. No. 102, housing/28/2013-14, December 2013, No. RE/HL/AX/28/09/12/2013. In addition to this in lieu of a copy, particulars of Index II extract / property card of the property is compared with documents made available. A copy is with the applicant. There is no adverse information found.	b) An tit th N: P: L: h I a I
6.	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system? b) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard. c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	Yes. It is available on <a href="http://www.igrmaharashtra.gov.in">www.igrmaharashtra.gov.in</a> . Yes. Online cross checking made. No adverse information found. No.	11.
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?	Haveli No. 1 to 27. i.e. All Registration Offices in Haveli. Yes. Haveli No. 1 to 27. i.e. All Registration Offices in Haveli. Search has been made at all offices named above through online portal. No.	12. 13. 1
a)	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used)	Please refer Annexure II.	



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





	f) Whether the Donee is in possession of the gifted property;	N.A.	
	g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	N.A.	7. a) W CHU b) W tem hav suc c) f the
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	N.A.	
15.	a) In case of <b>PARTITION/FAMILY SETTLEMENT DEEDS</b> , whether the original deed is available for deposit. If not the modality / procedure to be followed to create a valid and enforceable mortgage.	No.	18. III a) P b) C c)
	b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	N.A.	
	c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	N.A.	19.
	d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.	N.A.	
	e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	N.A.	20
16.	Whether the title documents include any <b>TESTAMENTARY DOCUMENTS /WILLS?</b>	N.A.	
	a) In case of wills, whether the will is registered will or unregistered will?	N.A.	
	b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	N.A.	
	c) Whether the property is mutated on the basis of will?	N.A.	
	d) Whether the original will is available?	N.A.	
	e) Whether the original death certificate of the testator is available?	N.A.	
	f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.	N.A.	



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





	b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	N.A.
23.	<b>LITIGATION</b> a) Whether the property is involved in or subject matter of any <b>litigation</b> 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.	No. N.A. No.
24.	a) In case of <b>PARTNERSHIP FIRM</b> , 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 <b>authority to create</b> mortgage for and on behalf of the firm.	N.A. N.A. Yes.
25.	Whether the property belongs to a <b>LIMITED COMPANY</b> , check the Borrowing powers, Board resolution, authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	No.
26.	In case of <b>SOCIETIES, ASSOCIATION</b> , the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	Not applicable.
27.	<b>POWER OF ATTORNEY</b> a) Whether any <b>POA</b> is involved in the chain of title? b) Whether the <b>POA</b> 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. c) In case the title document is executed by the <b>POA</b> holder, please clarify whether the <b>POA</b> involved is (i) One executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters,	No. No. No.



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





Narayan K. Kulkarni and Mr. Maniklal Shah (Vendors) AND Jinadatta Shah (Purchaser), at the Sub-Registrar Haveli No. 02 registration No. 6924/2003, 24/12/2003, Mouje Raviwar Registration and Sub-Reg District Pune.

(f) Payment of proper stamp duty;

(g) Requirement of registration of sell agreement, development agreement, POA, etc.;

(h) Approval of building plan, permission of appropriate/local authority, etc.;

(i) Conveyance in favour of Society/ Condominium concerned;

(j) Occupancy Certificate/allotment letter/letter of possession / Completion Certificate;

(k) Membership details in the Society etc.;

(l) Share Certificates;

(m) No Objection Letter from the Society/Builder;

(n) All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;

(o) Requirements, for noting the Bank charges on the records of the Housing Society / Builder, if any;

(f) Stamp duty properly paid, 80,000/- on Rs. 38,00,000/-, article 25(D) of Bombay Stamp Act, 1958. (As amended from time to time)

(g) N. A.

(h) Sanctioned Building plan No.2184/04, dated 14/09/2004.

(i) Not furnished.

(j) Not Furnished.

(k) Building is owned and possessed by Mr. Atul Jinadatta Shah.

(l) Not Furnished.

(m) N. A.

(n) All Requirements are followed.

(o) (i) The applicant/ borrower should be asked invariably to note Bank charge on the records of the Revenue City Survey Record.

(ii) In addition to this a Notice of Intimation is to be filed within a month with the designated Sub Registrar Office/s, vide Government of Maharashtra's letter क्र. का-४ / प्र.क्र.२६४/१३ (भाग-४) / ८९७ / १३, नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे यांचे कार्यालय, पुणे. दिनांक - २५/०४/२०१३, Under the Registration Act, 1908, Sec.89A and 89B, Maharashtra State Govt. Revenue and forests department notification

(p) const and c

(q) uni pla

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





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

**Note:**

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

**Note:** Documents obtained and enclosed by the Advocate's firm from government's official website i.e. [igrmaharashtra.gov.in](http://igrmaharashtra.gov.in) are as under:

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

Date: 21/04/2015  
Place: Pune.

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



Annexure-I  
LIST OF DOCUMENTS SCRUTINIZED

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





**Annexure-II**  
**CHAIN OF TITLE / HISTORY OF THE PROPERTY**

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

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

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

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

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

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

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





ADVOCATE V.K. JAGDALE AND ASSOCIATES, ADVOCATES

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

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

Email: vkjagdale@hotmail.com

Tel.No. 020-30423200

Website: www.legalfriend.in

Mobile: 9960615382

Ref No.: AVKJ/SBI/SR/ Baramati/04/02

Date: 21/04/2015

Search Report :- Mr. Atul Jinadatta Shah.

Annexure - C: Certificate of title

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

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

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

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

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

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





other than already stated in the loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever is inapplicable). Not Applicable

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

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

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

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

Documents obtained by Bank for valid and enforceable mortgage:

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



**SCHEDULE-I**  
**SCHEDULE OF THE PROPERTY**

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

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

Date: 21/04/2015.

Place: Pune.

Signature of Panel Advocate



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





Further,

1) Receipt:

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

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

2) Opinion:-

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

Date: 21/04/2015.

Place: Pune.



Signature of panel Advocate

Adv.V.K.Jagdale / Adv.U.N.Khankar  
For, Adv.V.K.Jagdale and Associates, Advocates



CHALLAN  
MTR Form Number-6

Pune 411011

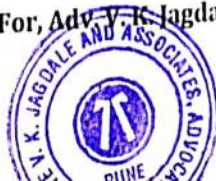
APR00306989201516E		BARCODE		Date 21/04/2015 13:24:09		Form ID	
Inspector General Of Registration				Payee Details			
Search Fee		TAX ID (If Any)		PAN No. (If Applicable)		Full Name	
Other Items						Adv V K Jagdale	
HVL 2 HAVELI 2 JOINT SUB REGISTRAR		Flat/Block No.		Premises/Building		G 207 Mega Center	
PUNE		Road/Street		Area/Locality		Hadapsar	
2015-2016 One Time		Town/City/District		PIN		4 1 1 0 1 3	
Account Head Details		Amount In Rs.		Remarks (If Any)			
00072201 SEARCH FEE		750.00		C.T.S No. 439 Rawlwar Peth, area ad			
				measuring 146.3 Sq mtrs, total cons			
				tructed area 114 Sq mtrs. Mr. Ashok			
				Jindatt Shah.			
				Amount In		Seven Hundred Fifty Rupees Only	
		750.00		Words			
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN		REF No.		00040572015042178306 IK76517780	
Cheque/DD No		Date				21/04/2015-13:24:37	
Name of Bank		Bank-Branch				STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date				Not Verified with Scroll	

File No. : 9960615382

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

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

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



Original / Duplicate Copy / (Office Copy) Triplicate



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

## मालमत्ता पत्रक

जिल्हा: Pune

तालुका/न.भु.मा.क्र.: City\_Survey\_2

गाव/विभाग: रविवारपेठ

नगर  
भुमापन  
क्रमांक

शिट नंबर

प्लॉट नंबर

क्षेत्र चौ.मी.

धारणाधिकार

शासनाला दिलेल्या आकारणाचा  
किंवा भाड्याचा तपशील आणि  
त्याच्या फेरतपासणीची नियत  
वेळ

439

[स्क्वे. यार्ड गावठाण सारामाफिने  
175]  
चौ. मि. 146.3

सुविधाधिकार :-

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

पट्टेदार:-

इतर भार:-

इतर शेर:-

दिनांक

व्यवहार

खंड क्रमांक नविन धारक (धा) पट्टेदार साक्षांकन  
(प) किंवा भार (भा)

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



Card 1

	यांचे दरम्यान दि. 2.12.93 चे मेमोरंडम अन्वये र.रु. 4,00,000/- च्या बोजापोटी नोंद दाखल (फे.फा.नं. 287)	युनियन बँक ऑफ इंडिया	दि
12/2004	न.भू.क्र.439 क्षेत्र 146.3 चौ मी संपूर्ण मिळकत दि नॅशनल मार्केटींग कंपनी (इंडीया) या नावाची भागीदारी फर्म तर्फे श्री वचन एम शहा यांच्या कडून	र द अ नं 6924/2003 दि 24.12.2003	धा श्री. अतुल जिनदत्त शहा न







*Shree*  
**ADVOCATE V. K. JAGDALE AND ASSOCIATES, ADVOCATES**

**Adv. U. N. Khankal.**

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

Email: vkjagdale@hotmail.com

Website: www.legalfriend.in

Tel. No. 020-30423200

Mobile: 9960615382/7774055283

## **TITLE INVESTIGATION REPORT.**

**STATE BANK OF INDIA.**

**BARAMATI MAIN BRANCH.**

**APPLICANT: MR. ATUL JINADATT SHAH**

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

**DATE : 16/05/2016.**



# ADVOCATE V. K. JAGDALE AND ASSOCIATES, ADVOCATES

Adv. U. N. Khankal (Chief Coordinator)

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

mail: vkjagdale@hotmail.com

Website: www.legalfriend.in

tel. No. 020-30423200

Mobile: 9960615302

Ref No.: AVKJ/SBI/SR/ Baramati/05/10

Date: 16/05/2016

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

Respected Sir/Madam,

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

## Annexure - B and C:

### Report of Investigation of Title in respect of immovable Property

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

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





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



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





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



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





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



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





Sub-Registrar Haveli No. 6924/2003,  
Registration No. 6924/2003,  
24/12/2003, Mouje Ravi  
Registration and Sub-Reg  
District Pune.

(f) Payment of proper stamp duty;

(f) Stamp duty properly paid  
80,000/- on Rs. 38,00,000/-  
article 25(D) of Bombay Stamp  
1958. (As amended from time to time)

(g) Requirement of registration of sell agreement,  
development agreement, POA, etc.;

(g) N. A.

(h) Approval of building plan, permission of  
appropriate/local authority, etc.;

(h) Sanctioned Building plan  
No.2184/04, dated 14/09/2004.

(i) Conveyance in favour of Society/ Condominium  
concerned;

(i) Not furnished.

(j) Occupancy Certificate/allotment letter/letter of  
possession / Completion Certificate;

(j) Not Furnished.

(k) Membership details in the Society etc.;

(k) Building is owned and possessed  
Mr. Atul Jindatt Shah.

(l) Share Certificates;

(l) Not Furnished.

(m) No Objection Letter from the Society/Builder;

(m) N. A.

(n) All legal requirements under the  
local/Municipal laws, regarding ownership of  
flats/Apartments/Building Regulations,  
Development Control Regulations, Co-operative  
Societies' Laws etc.;

(n) All Requirements are followed.

(o) Requirements, for noting the Bank charges  
on the records of the Housing Society / Builder, if  
any;

(o) (i) The applicant/ borrower should  
be asked invariably to note Bank's  
charge on the records of the Revenue,  
City Survey Record.

(ii) In addition to this a Notice of  
Intimation is to be filed within a month  
with the designated Sub Registrar  
Office/s, vide Government of  
Maharashtra's letter क्र. का-४ / प्र.क्र.२६९८ /  
१३ (भाग-४) / ८९७ / १३, नोंदणी महानिरीक्षक व  
मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे यांचे  
कार्यालय, पुणे. दिनांक - २५/०४/२०१३, Under  
the Registration Act, 1908, Sec.89A and  
89B, Maharashtra State Govt. Revenue  
and forests department notification  
dated 01/10/2013. If the equitable  
mortgage of any property is effected  
after 01/04/2013.



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





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

Note:

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

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

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

Date: 16/05/2016  
Place: Pune.

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



**Annexure-I**  
**LIST OF DOCUMENTS SCRUTINIZED**

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





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

AND WHEREAS by the way of registration, in the Office of Sub-registrar Haveli 02 at Sr. No. 1 on 20/08/1982 the property has been sold to National Marketing Company (India) through partner Mr. Vachan M. Shah.

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

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

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

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

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

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

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





Our Honorable Associate  
Adv. U. N. Khankal

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

Email: vkjagdale@hotmail.com

Website: www.legalfriend.in

Tel.No. 020-30423200

Mobile: 9960615382

Ref No.: AVKJ/SBI/SR/ Baramati/05/10

Date: 16/05/2016

**Search Report :- Mr. Atul Jindatt Shah.**

**Annexure - C: Certificate of title**

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

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

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

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

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

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





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

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

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

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

**Documents obtained by Bank for valid and enforceable mortgage:**

1. Original Agreement for Sale made between Mr. Chandan Maniklal Shah, Mr. Bhushan Maniklal Shah & National Marketing & Company through its partners Mr. Nandan Maniklal Shah, Union Bank of India through Mr. Narayan K. Kulkarni and Mr. Vachan Maniklal Shah (Vendors) AND Mr. Atul Jindatt Shah (Purchaser), at office of the Sub-Registrar Haveli No. 02, bearing registration No. 6924/2004, dated 24/12/2003, Mouje Raviwar Peth, Registration and Sub-Registration District Pune, along with Receipt and Index II thereon.

2. Property Tax paid Receipt for the year 2015-16 to be obtained.

3. Latest paid MSEDCL bill.

4. Copy of Commencement Certificate.

5. Original Completion Certificate issued by Pune Municipal Corporation, Pune.

6. True copy of sanctioned building plan issued by PMC.

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



**SCHEDULE-I**  
**SCHEDULE OF THE PROPERTY**

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

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

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

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





Further,

**1) Receipt:**

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

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

**2) Opinion:-**

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

Date: 16/05/2016.

Place: Pune.

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



CHALLAN  
MTR Form Number-6

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

Mobile No. : Not Available

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

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

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





सूची क्र.2

2016  
Generated Through eSearch  
For original report please contact  
SRO office.

दुय्यम निबंधक : हवेली 2 (कसबा पेठ)

दस्त क्रमांक : 6924/2003

नोंदणी :

Regn:63m

गावाचे नाव : रविवार पेठ

लेखाचा प्रकार

अभिहस्तांतरणपत्र

बदला

रु.3800000

बाजारभाव(भाडेपट्ट्याच्या

रु. 2280950

पट्ट्याकार आकारणी देतो की

र ते नमुद करावे)

मपन, पोटहिस्सा व घरक्रमांक

(न्यास)

पालिकेचे नाव: इतर वर्णन : विभागाचे नाव - विभागाचे नाव : ( वि.क्र.6) रविवार (पुणे  
महानगरपालिका), उपविभागाचे नाव - 5/107 - बागडे रस्ता व सुभानशा रस्त्यावरील मालमत्ता  
फडके हौदचौकापासून सोन्यामारुती चौकापर्यंत (रविवार पेठ)----- सि.स. नं. 439 रविवारपेठ  
यांसी क्षेत्र 146.3 चौ.मी. या मिळकतीवर असलेली 74 वर्ष पुर्वीची जुनी दगड माती मधील  
बांधलेली इमारत यांसी क्षेत्र 114 चौ.मी. व इतर सर्व हक्कासहित.

मिळकतीचे एकुण क्षेत्रफळ 146.3 चौ.मी. आहे, व बांधकामाचे एकुण क्षेत्रफळ 114 चौ.मी. आहे.

क्षेत्रफळ

कारणी किंवा जुडी देण्यात असेल

दस्तऐवज करून देणा-या/लिहून  
या-या पक्षकाराचे नाव किंवा दिवाणी  
माल्याचा हुकुमनामा किंवा आदेश  
न्यास, प्रतिवादिचे नाव व पत्ता.

नाव:- श्री चंदन माणिकलाल शहा , श्री भुषण माणिकलाल शहा , - - , नॅशनल मार्केटिंग अँड  
कंपनी तर्फे भागीदार श्री नंदन माणिकलाल शहा , युनियन बँक ऑफ इंडिया तर्फे नारायण  
कृष्णाजी कलकर्णी , श्री वचन माणिकलाल शहा ,

दस्तऐवज करून घेणा-या पक्षकाराचे  
किंवा दिवाणी न्यायालयाचा  
मनामा किंवा आदेश  
न्यास, प्रतिवादिचे नाव व पत्ता

नाव:- श्री अतुल जिनदत्त शहा ,

दस्तऐवज करून दिल्याचा दिनांक

24/12/2003

दस्त नोंदणी केल्याचा दिनांक

24/12/2003

अनुक्रमांक, खंड व पृष्ठ

6924/2003

बाजारभावाप्रमाणे मुद्रांक शुल्क

380000

बाजारभावाप्रमाणे नोंदणी शुल्क

30000



सूची क्र.2

दुय्यम निबंधक : Joint S.R. Haveli 9

फाईल क्रमांक : 722/2015

नोंदणी :

Regn:63m

गावाचे (Village Name) : Rasta Peth

प्रत्येकाचा प्रकार (Title)

कर्जाची रक्कम (Loan amount)

मालमन, पोटहिंग्या व घरक्रमांक (Property Description)

क्षेत्रफल (Area)

कर्ज देणाऱ्याचे नाव व पत्ता (Mortgagor)

कर्ज देणाऱ्याचे नाव व पत्ता (Mortgagee)

गहाण / कर्जाचा दिनांक (Date of Mortgage)

नोंदीस फाईल केल्याचा दिनांक (Date of Filing)

फायलींग नंबर (Filing No.)

मुद्रांक शुल्क (Stamp Duty)

फायलींग शुल्क (Filing Amount)

Date of submission

(3) शेरा (Remark)

6-Notice of intimation regarding mortgage by way of deposit of Title Deed

Rs.250000000/-

1) Corporation: पुणे म.न.पा. Other details: Building Name:-, Flat No:-, Road:-, Block Sector:-, Landmark:- ( C.T.S. Number: 131 ; )

2) Corporation: पुणे म.न.पा. Other details: Building Name:CHANDUKAKA SARAF AND SONS SHOWROOM, Flat No:0, Road:-, Block Sector:-, Landmark:- ( C.T.S. Number: 439 ; )

1) Open Area :189.00 Square Meter 2) Build Area :0.00 / Open Area :146 Square Foot

1) Name: ATUL JINDATTA SHAH Age: 53, Address: Building Name:-, Floor No:-, Flat No:-, Block Sector:BARAMATI, DIST. PUNE, Road:4, MAHAVIR PATH, GANDHI CHOWK,, City:BARAMATI, State:MAHARASHTRA, District:PUNE, Pin:413102 ,PAN: AGNPS4805J

Bank Name: STATE BANK OF INDIA Address: BR.BARAMATI, DIST. PUNE

27/07/2015

26/08/2015

722/2015

Rs.500500/-

Rs.1300/-

13/08/2015

-







REF/BMT/Val/12310/2016

Date :- 29/11/2016


To,  
The Manager,  
State Bank Of India  
Branch Baramati

Client Name: Mr. Atul Jindatta Shaha.

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

		Kitchen		Bath			
		-Pentry		Balcony		Extra Room -	
Total No. of Floor	G + 1		Floor on which the Property is Located			G + 1	
Approximate Age of Property		10 Years		Residual age of Property 60 Years with regular maintenance			
Type of Structure RCC Framed/Stone/BB Masonry - RCC						RCC Framed/ BBM -RCC Framed	
<b>Tenure/Occupancy Details</b>							
Status of Tenure		Occupied		Owned /Rented		Owned	
No. of Year of Occupancy -				Relationship of tenant or owner - Self			
<b>6 Stage of Construction</b>							
Under Construction/Completed				- Completed			
If Under Construction, Extent of Completion				-			
1) Type of Construction				- RCC			
2)Type of Foundation				- RCC			
3)Roofing & Terracing				- Slab			
4) Walls				- 6" Brick Masonry			
5) Internal Plaster				- Sand Face Cement Plaster with Neeru finishes			
6) External Plaster							
7)Flooring				- Vitrified			
8)Doors & Windows				-Wooden Frame Designer Door, Rolling Shutter, Panel Door, Aluminum Sliding Window			
9)Electrification				- Casing Capping			
10)Class of Fittings				- Superior			
<b>7 Violations if any observed</b>							
Nature and extent of violations				No			
<b>Area Details of the Property (Open Plot)</b>							
Site Area	129.64 Sq. M.	Plinth Area	Carpet Area	Built Up Area	283.03 Sq.M.		
Valuation	<b>Plot</b> 1394.92 Sq.Ft.. x Rs. 47500/- Per Sq.Ft. : 6,62,58,700.00 <b>Built Up</b> 4186.05 Sq.Ft.. x Rs. 3000/- Per Sq.Ft. : 1,25,58,150.00 <b>Total Valuation</b> : 7,88,16,850.00						
Government Valuation	<b>Plot</b> 1394.92 Sq.Ft.. x Rs. 6186.80 /- Per Sq.Ft. : 86,30,091.05 <b>Built Up</b>						

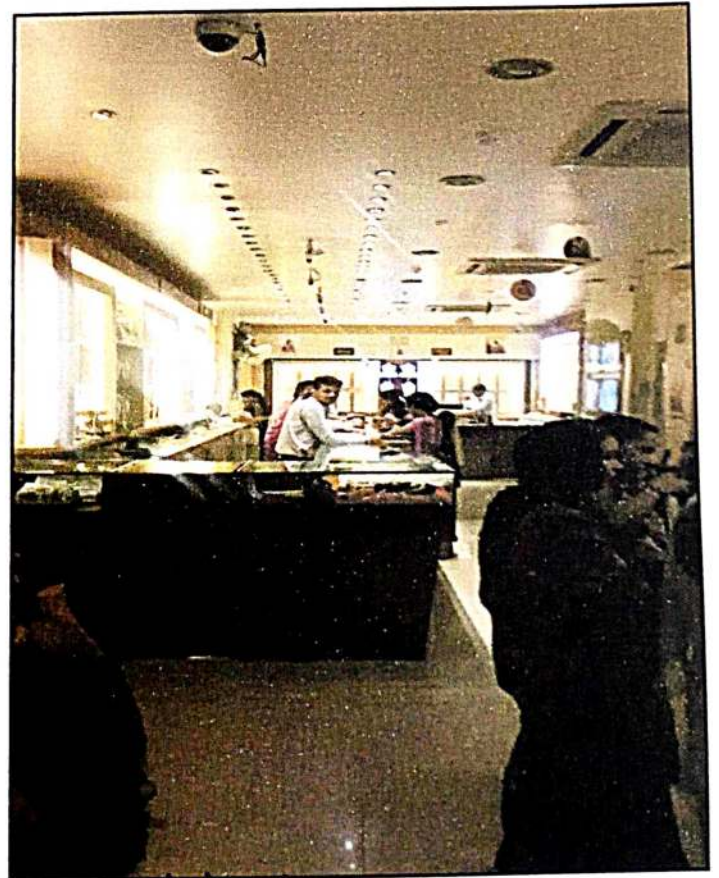


	1394.92 Sq.Ft.. x Rs. 6186.80 /- Per Sq.Ft. Built Up	: 86,30,091.05
	4186.05 Sq.Ft.. x Rs. 2044- Per Sq.Ft.	: 85,56,286.20
	<b>Total Valuation</b>	<b>: 1,71,86,377.25</b>
	<b>Summary of Govt Valuation</b> a) Plot – Rs. 86,30,091.05 b) Building –Rs. 85,56,286.20  i) Fair Market Value – Rs. 7,88,16,850.00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





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



*Atul Jindatta Shaha*





Department of Registration & Stamps  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

वाजारमूल्य दर पत्रक

Home

Valuation Rules User Manual

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### Annual Statement of Rates

Year  
20162017

Selected District पुणे  
Select Taluka हवेली  
Select Village रविवार पेठ  
Search By ☐ Survey No ☒ Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	5/105-लक्ष्मी रस्त्यावरील मालमत्ता सोन्या मारुती चौक ते अल्पना टॉकीज (रविवार पेठ)	66570	68000	125230	235300	0	चौ. मीटर
SurveyNo	5/106-स्टेशन रोडवरील मालमत्ता फडके हौद चौकापासून दारुवाला पुलापर्यंत (रविवार पेठ)	53550	65810	110080	195900	0	चौ. मीटर
SurveyNo	5/107-वागडे रस्ता व सुमानशा रस्त्यावरील मालमत्ता फडके हौदचौकापासून सोन्यामारुती चौकापर्यंत (रविवार पेठ)	66570	68000	129080	235300	0	चौ. मीटर
SurveyNo	5/108-वागडे रस्ता व सुमानशा रस्त्यावरील मालमत्ता सोन्या मारुती चौकापासून चिमणराव कदम चौकाचे पश्चिमेकडील चौकापर्यंत (रविवार पेठ)	62980	63000	127260	235300	0	चौ. मीटर
SurveyNo	5/109-वागडे रस्ता व सुमानशा रस्त्यावरील मालमत्ता चिमणराव कदम चौकाचे पश्चिमेकडील चौकापासून शिवांजली चौकापर्यंत (रविवार पेठ)	48260	53260	110080	198920	0	चौ. मीटर
1 2 3							

Survey Number

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





# AREA OF PLOT

A.  $5.53 \times 5.22/2 \times 17.84 = 95.82 \text{ SQ.M.}$

TOTAL AREA = 95.82 SQ.M.

## DEDUCTION OF

1.  $1.83 \times 1.68 = 3.07 \text{ SQ.M.}$

2.  $3.00 \times 3.00 = 9.00 \text{ SQ.M.}$

TOTAL DEDUCTION = 12.07 SQ.M.

NET FLOOR AREA =  $95.82 - 12.07 = 83.82 \text{ Sqm}$

## DEDUCTION OF 1ST LOBBY & STAIRCASE

3.  $1.52 \times 1.83 = 2.78 \text{ SQ.M.}$

4.  $3.19 \times 3.09/2 \times 5.69 = 17.86 \text{ SQ.M.}$

TOTAL DEDUCTION = 20.64 SQ.M.

NET FLOOR AREA =  $83.82 - 20.64 = 63.18 \text{ Sqm}$

2nd FLOOR AREA = 63.18 Sqm

## AREA OF BLOCK

A.  $5.43 \times 5.22/2 \times 15.55 = 83.27 \text{ SQ.M.}$

TOTAL AREA = 83.27 SQ.M.

## DEDUCTION OF

1.  $1.83 \times 1.68 = 3.07 \text{ SQ.M.}$

2.  $3.00 \times 3.00 = 9.00 \text{ SQ.M.}$

TOTAL DEDUCTION = 12.07 SQ.M.

NET FLOOR AREA =  $83.27 - 12.07 = 71.20 \text{ Sqm}$

## DEDUCTION OF 1ST LOBBY & STAIRCASE

3.  $1.52 \times 1.83 = 2.78 \text{ SQ.M.}$

4.  $3.19 \times 3.09/2 \times 5.69 = 17.86 \text{ SQ.M.}$

TOTAL DEDUCTION = 20.64 SQ.M.

NET FLOOR AREA =  $71.20 - 20.64 = 50.56 \text{ Sqm}$

3rd FLOOR AREA = 50.56 Sqm

## AREA OF PLOT

A.  $5.28 \times 5.22/2 \times 1.86 = 52.30 \text{ SQ.M.}$

TOTAL AREA = 52.30 SQ.M.

## DEDUCTION OF

1.  $1.83 \times 1.68 = 3.07 \text{ SQ.M.}$

TOTAL DEDUCTION = 3.07 SQ.M.

NET FLOOR AREA =  $52.30 - 3.07 = 49.23 \text{ Sqm}$

## DEDUCTION OF 1ST LOBBY & STAIRCASE

3.  $1.52 \times 1.83 = 2.78 \text{ SQ.M.}$

4.  $3.19 \times 3.09/2 \times 5.69 = 17.86 \text{ SQ.M.}$

TOTAL DEDUCTION = 20.64 SQ.M.

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

## B BALCONY AREA STATEMENT

a) PERMISSIBLE BALCONY AREA PER FLOOR	AS PER
b) PROPOSED BALCONY AREA PER FLOOR	STATEMENT
c) EXCESS BALCONY AREA [TOTAL]	---

## TENEMENT STATEMENT

a) NET AREA OF PLOT	142.28
b) LESS DEDUCTION OF NON RESIDENTIAL AREA [SHOP ETC.]	---
c) AREA OF TENEMENT [a-b]	---
d) TENEMENT PERMISSIBLE 180 T/H	---
e) TENEMENT PROPOSED.	2

## D PARKING STATEMENT

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

## E LEGENDS

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

## PROFORMA - II

## CERTIFICATE OF AREA















REF/BMT/Val/140/2018

Date :- 25/03/2018




To,  
The Manager,  
State Bank Of India  
Branch Baramati

Client Name: Mr. Atul Jindatta Shaha.

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

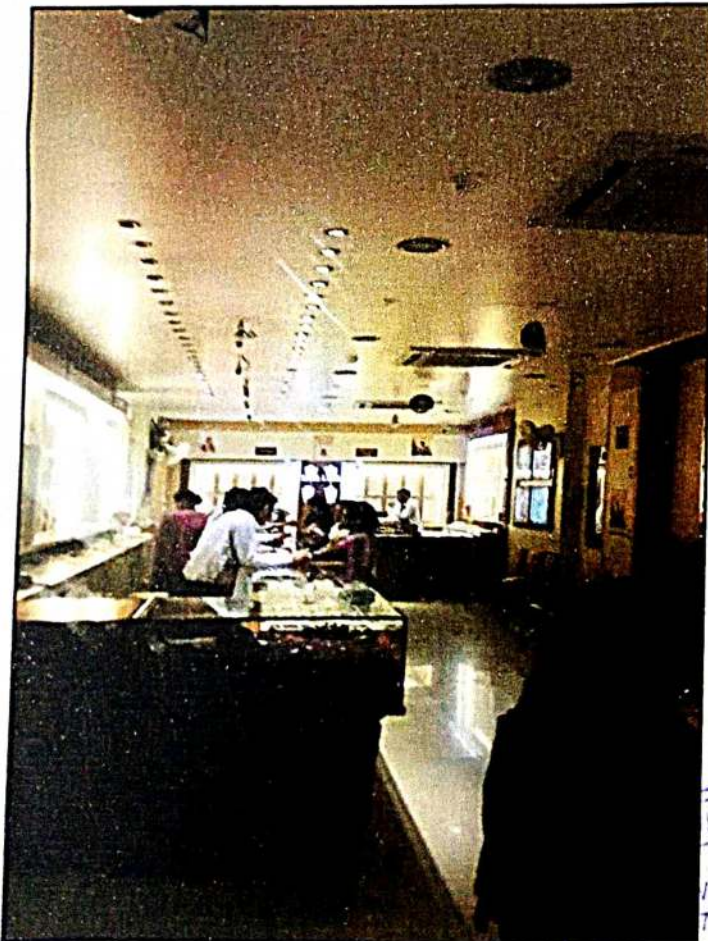
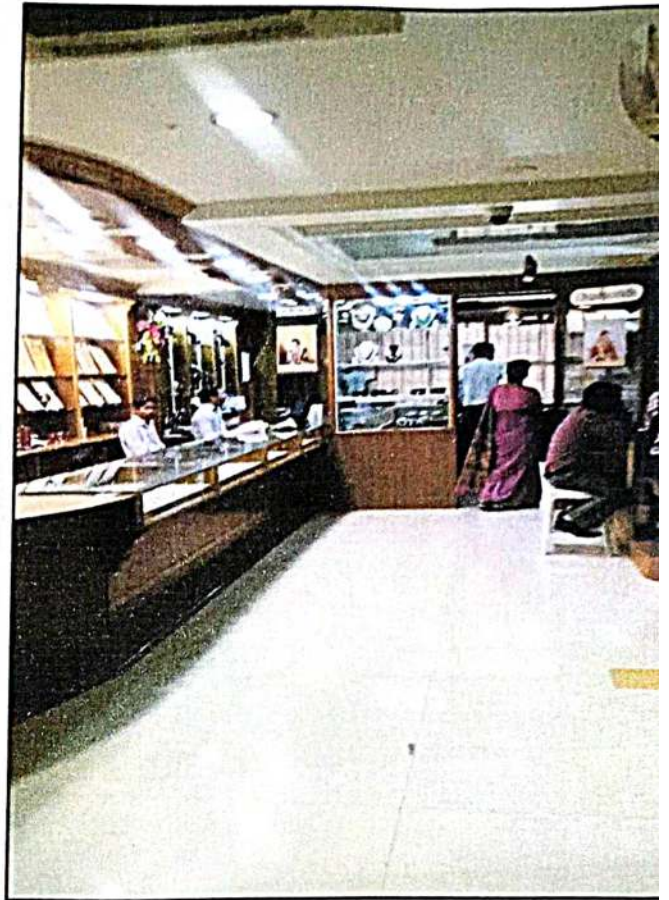
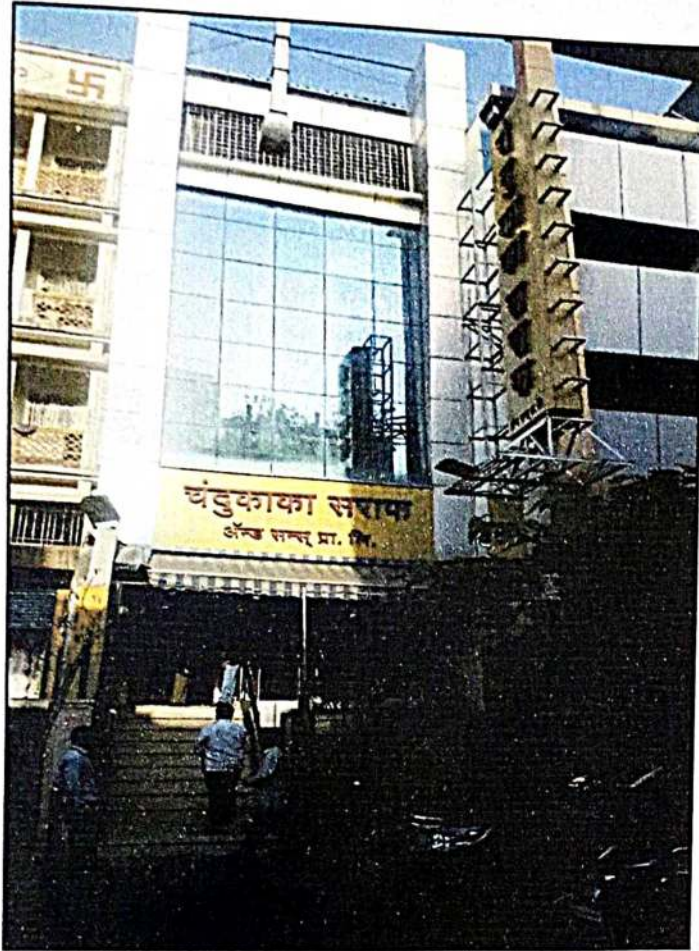
	Matching of Boundaries	Yes	Plot Demarcated - Yes	Approved Land Use	Yes	Type of property	Commercial Building
	No. of Room	Living /Dining 1		Toilet & Bath 4		Bed Room	No
		Kitchen -Pantry		Balcony		Extra Room	-
	Total No. of Floor	B + G + 3	Floor on which the Property is Located			B + G + 3	
	Approximate Age of Property		10 Years	Residual age of Property 60 Years with regular maintenance			
	Type of Structure RCC Framed/Stone/BB Masonry - RCC					RCC Framed/ BBM -RCC Framed	
<b>Tenure/Occupancy Details</b>							
Status of Tenure			Occupied	Owned /Rented		Owned	
No. of Year of Occupancy –			Relationship of tenant or owner - Self				
6	<b>Stage of Construction</b>						
	Under Construction/Completed			- Completed			
	If Under Construction, Extent of Completion			-			
	1) Type of Construction			- RCC			
	2)Type of Foundation			- RCC			
	3)Roofing & Terracing			- Slab			
	4) Walls			- 6" Brick Masonry			
	5) Internal Plaster			- Sand Face Cement Plaster with Neeru finishes			
	6)I External Plaster						
	7)Flooring			- Vitrified			
	8)Doors & Windows			-Wooden Frame Designer Door, Rolling Shutter, Panel Door, Aluminum Sliding Window			
	9)Electrification			- Casing Capping			
	10)Class of Fittings			- Superior			
7	<b>Violations if any observed</b>						
	Nature and extent of violations			No			
<b>Area Details of the Property (Open Plot)</b>							
	Site Area	129.64 Sq. M.	Plinth Area	Carpet Area	Built Up Area	389.03 Sq.M.	
	Valuation	<b>Plot</b> 1394.92 Sq.Ft.. x Rs. 47500/- Per Sq.Ft. : 6,62,58,700.00 <b>Built Up</b> 4186.05 Sq.Ft.. x Rs. 3000/- Per Sq.Ft. : 1,25,58,150.00 <b>Total Valuation</b> : 7,88,16,850.00					



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



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



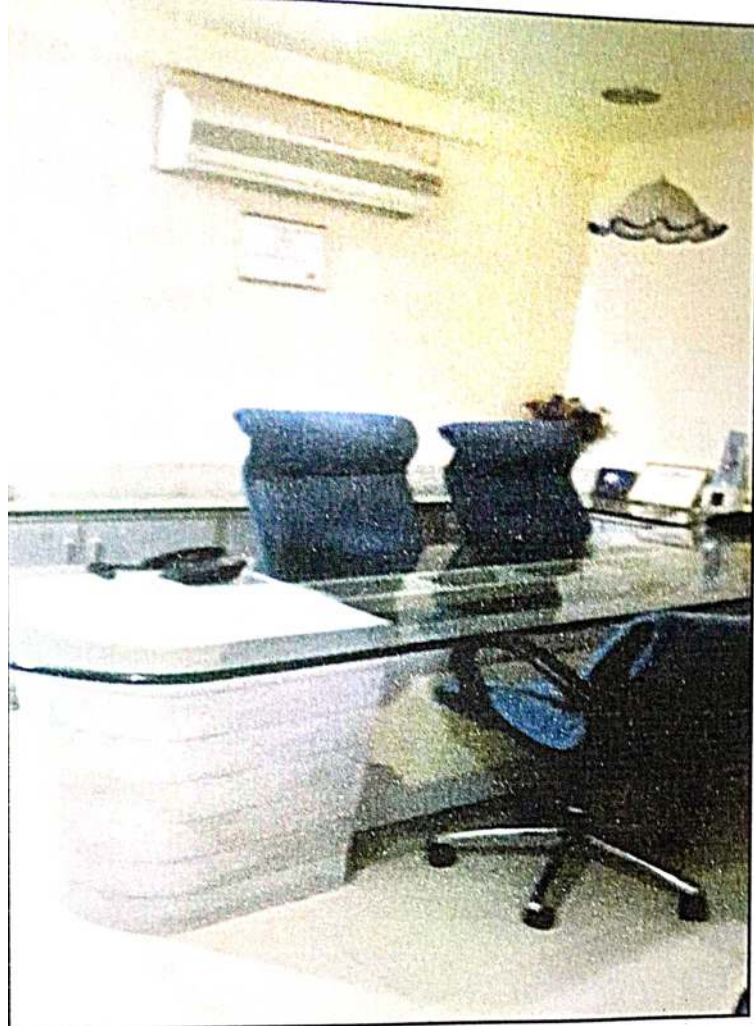
EAS

VED GO

7

Shana Market Station Road, B...









Department of Registration & Stamps  
Government of Maharashtra

eASR Rates

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग; महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

[Valuation Rules](#) [User Manual](#)

Annual Statement of Rates

Home

r

62017 ▾

Selected District

पुणे

Select Taluka

हवेली

Select Village

रविवार पेठ

Search By

☒ Survey No ☐ Location

Enter Survey No

439

Search

उपविभाग

खुली  
जमीन

निवासी  
मदनिका

ऑफिस

दुकाने

औद्योगिक

एकक  
(Rs./)

Attribute

5/107-बागडे रस्ता व सुभानशा रस्त्यावरील मालमत्ता फडके  
हौदचौकापासून सोन्यामारुती चौकापर्यंत (रविवार पेठ)

66570

68000

129080

235300

0

चौ.  
मीटर

सि.टी.एस.  
नंबर











Ref BMT/ Val/11959/2016

Date: 20/05/2016

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

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

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

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

For BORADE ASSOCIATE

*(Signature)*  
SIGNATURE OF D. H. BORADE  
REGE. CAT NO- 1/87 A- 11648



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

*(Signature)*



**CERTIFICATE**

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

DATE : 20/05/2016  
PLACE : Baramati.

For BORADE ASSOCIATE

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



BORADE ASSOCIATES

**PART-1**

**GENERAL.**

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

For BORADE ASSOCIATE

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





**PART 2 – VALUATION**

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

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

**CALCULATION**

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

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

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

**PART :3 DECLARATION.**

I hereby declare that

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

For BORADE ASSOCIATE



*[Signature]*  
SIGNATURE OF D. H. BORADE  
REGE. CAT.NO- 1/87 A- 11648

ANNEXURE TO FORM 0-1

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



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

DATE : 20/05/2016  
PLACE : Baramati.

For BORADE ASSOCIATE

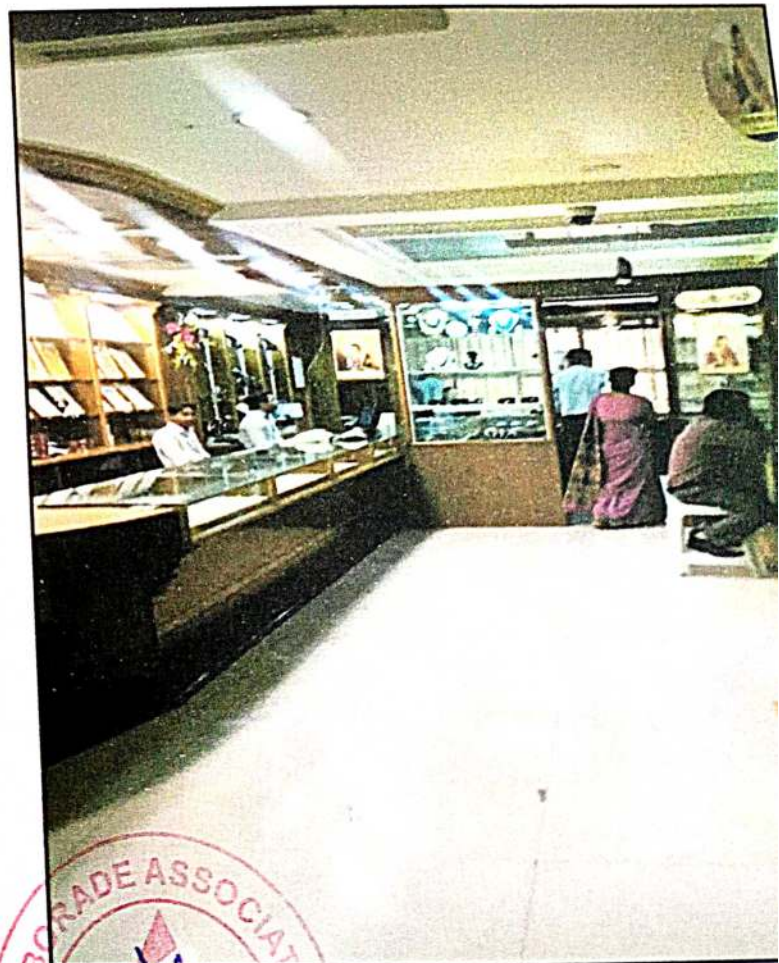
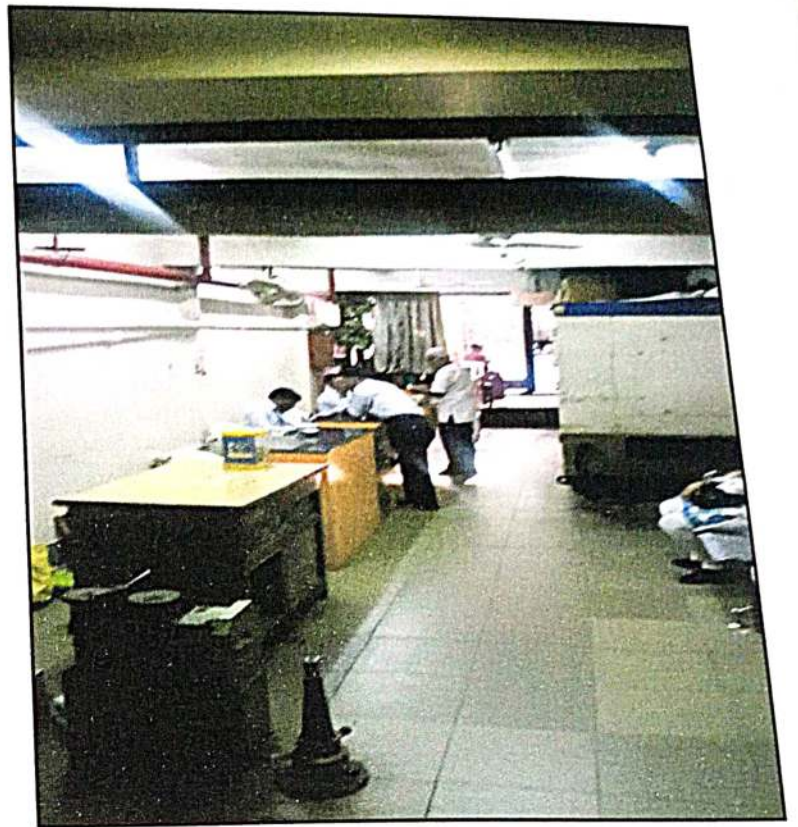
*D. H. Borade*

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



BORADE ASSOCIATES







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दस्तावेजांक व वर्ष 6924/2003

राखीार प्रेषणे रपवे देरिवत

राखीार प्रेषणे रपवे देरिवत

EX NO. 11

मावाचे नाव रति पेट

- (1) विलेखाचा प्रकार, मोबदाण्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याचा भाव) वाजतीत पट्ट्याकार आकारणी देतो की पट्ट्याकार ते नमूद करावे) मावदान

- (2) भू-मापन, पोटहिरता व धरक्रमांक (असल्यास)

- (3) क्षेत्रफल

- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

- (5) दस्तऐवज करून देण्याचा

पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

- (6) दस्तऐवज करून घेण्याचा

पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

- (7) दिनांक करून दिल्याचा 24/12/2003

- (8) नोंदणीचा 24/12/2003

- (9) अनुक्रमांक, खंड व पृष्ठ 6924/2003

- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 38000.00

- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00

- (12) गैर



राखीार प्रेषणे रपवे देरिवत 31/12/2003  
 राखीार प्रेषणे रपवे देरिवत 31/12/2003  
 राखीार प्रेषणे रपवे देरिवत 31/12/2003  
 राखीार प्रेषणे रपवे देरिवत 31/12/2003



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



# AREA OF PLOT

$$A. 5.53 + 5.22/2 \times 17.84 = 95.89 \text{ SQ.M.}$$

$$\text{TOTAL AREA} = 95.89 \text{ SQ.M.}$$

## DEDUCTION OF

$$1. 1.83 \times 1.68 = 3.07 \text{ SQ.M.}$$

$$2. 3.00 \times 3.00 = 9.00 \text{ SQ.M.}$$

$$\text{TOTAL DEDUCTION} = 12.07 \text{ SQ.M.}$$

$$\text{NET FLOOR AREA} = 95.89 - 12.07 = 83.82 \text{ SqM}$$

## DEDUCTION OF LIFT LOBBY & STAIRCASE

$$3. 1.52 \times 1.83 = 2.78 \text{ SQ.M.}$$

$$4. 3.19 + 3.09/2 \times 5.69 = 17.86 \text{ SQ.M.}$$

$$\text{TOTAL DEDUCTION} = 20.64 \text{ SQ.M.}$$

$$\text{NET FLOOR AREA} = 83.82 - 20.64 = 63.18 \text{ SqM}$$

$$\text{3rd FLOOR AREA} = 63.18 \text{ SqM}$$

# AREA OF BLOCK

$$A. 5.49 + 5.22/2 \times 15.55 = 83.27 \text{ SQ.M.}$$

$$\text{TOTAL AREA} = 83.27 \text{ SQ.M.}$$

## DEDUCTION OF

$$1. 1.83 \times 1.68 = 3.07 \text{ SQ.M.}$$

$$2. 3.00 \times 3.00 = 9.00 \text{ SQ.M.}$$

$$\text{TOTAL DEDUCTION} = 12.07 \text{ SQ.M.}$$

$$\text{NET FLOOR AREA} = 83.27 - 12.07 = 71.20 \text{ SqM}$$

## DEDUCTION OF LIFT LOBBY & STAIRCASE

$$3. 1.52 \times 1.83 = 2.78 \text{ SQ.M.}$$

$$4. 3.19 + 3.09/2 \times 5.69 = 17.86 \text{ SQ.M.}$$

$$\text{TOTAL DEDUCTION} = 20.64 \text{ SQ.M.}$$

$$\text{NET FLOOR AREA} = 71.20 - 20.64 = 50.56 \text{ SqM}$$

$$\text{3rd FLOOR AREA} = 50.56 \text{ SqM}$$

# AREA OF HOUSE

$$5.38 + 5.22/2 \times 9.86 = 52.30 \text{ SQ.M.}$$

$$\text{TOTAL AREA} = 52.30 \text{ SQ.M.}$$

$$\text{TOTAL DEDUCTION} = 3.07 \text{ SQ.M.}$$

$$\text{TOTAL DEDUCTION} = 3.07 \text{ SQ.M.}$$

$$\text{TOTAL DEDUCTION} = 3.07 \text{ SQ.M.}$$

## DEDUCTION OF LIFT LOBBY & STAIRCASE

$$3. 1.52 \times 1.83 = 2.78 \text{ SQ.M.}$$

$$4. 3.19 + 3.09/2 \times 5.69 = 17.86 \text{ SQ.M.}$$

$$\text{TOTAL DEDUCTION} = 20.64 \text{ SQ.M.}$$

# 1. NET GROSS AREA OF PLOT [1-2]

$$3. \text{ NET GROSS AREA OF PLOT [1-2]} = 129.64$$

$$4. \text{ DEDUCTION FOR}$$

$$a. \text{ RECREATION GROUND AS PER RULE NO. 13.3.1}$$

$$b. \text{ INTERNAL ROADS}$$

$$c. \text{ TOTAL [a+b]}$$

$$d. \text{ ADD OPEN SPACE}$$

$$5. \text{ NET AREA OF PLOT [3+4]} = 129.64$$

$$6. \text{ ADDITION FOR FAR (0.4) ROAD WIDENING AREA} = 12.64$$

$$7. \text{ TOTAL AREA [5+6]} = 142.28$$

$$8. \text{ F.A.R. PERMISSIBLE} = 2.0$$

$$9. \text{ PERMISSIBLE FLOOR AREA [5+6]} = 284.56$$

$$10. \text{ EXISTING FLOOR AREA}$$

$$11. \text{ PROPOSED AREA} = 282.32$$

$$12. \text{ EXCESS BALCONY AREA TAKEN IN F.S.I.} = 0.71$$

$$13. \text{ TOTAL B/UP AREA [10+11+12]} = 283.03$$

$$14. \text{ FAR CONSUMED 13/7} = 0.98$$

# B BALCONY AREA STATEMENT

a) PERMISSIBLE BALCONY AREA PER FLOOR	AS PER
b) PROPOSED BALCONY AREA PER FLOOR	STATEMENT
c) EXCESS BALCONY AREA {TOTAL}	---

# TENEMENT STATEMENT

a) NET AREA OF PLOT	142.28
b) LESS DEDUCTION OF NON RESIDENTIAL AREA {SHOP ETC.}	---
c) AREA OF TENEMENT {a-b}	---
d) TENEMENT PERMISSIBLE 180 T/H	---
e) TENEMENT PROPOSED.	2

# D PARKING STATEMENT

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

# E LEGENDS

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

# PROFORMA - II

# CERTIFICATE OF AREA

APPROVED VALUAR  
REG. NO. A11543

Valuer : Dattatray Borade 1<sup>st</sup> Floor, Rachana Market, Station Road, Baramati



A  $5.39 - 5.39/2 \times 15.55 = 83.27 \text{ SQ.M.}$

TOTAL AREA = 83.27 SQ.M.

1.  $1.53 \times 1.53 = 3.07 \text{ SQ.M.}$

2.  $3.19 - 3.19/2 \times 5.69 = 9.00 \text{ SQ.M.}$

TOTAL DEDUCTION = 12.07 SQ.M.

NET FLOOR AREA = 83.27 - 12.07 = 71.20 Sqm

#### DEDUCTION OF LIFT LOBBY & STAIRCASE

3.  $1.53 \times 1.53 = 2.78 \text{ SQ.M.}$

4.  $3.19 - 3.19/2 \times 5.69 = 17.86 \text{ SQ.M.}$

TOTAL DEDUCTION = 20.64 SQ.M.

NET FLOOR AREA = 71.20 - 20.64 = 50.56 Sqm

3rd FLOOR AREA = 50.56 Sqm

#### AREA OF BLOCK

A  $5.39 - 5.39/2 \times 9.86 = 52.30 \text{ SQ.M.}$

TOTAL AREA = 52.30 SQ.M.

#### DEDUCTION OF

1.  $1.53 \times 1.53 = 3.07 \text{ SQ.M.}$

TOTAL DEDUCTION = 3.07 SQ.M.

NET FLOOR AREA = 50.66 - 3.07 = 49.23 Sqm

#### DEDUCTION OF LIFT LOBBY & STAIRCASE

3.  $1.53 \times 1.53 = 2.78 \text{ SQ.M.}$

4.  $3.19 - 3.19/2 \times 5.69 = 17.86 \text{ SQ.M.}$

TOTAL DEDUCTION = 20.64 SQ.M.

NET FLOOR AREA = 49.23 - 20.64 = 28.59 Sqm

4th FLOOR AREA = 28.59 Sqm

#### PARKING AREA CALCULATION

PARKING	CAR	SCOOTER	CYCLE
LOTS LESS THAN 200 Sqm	3	4	4
NET USE			
PROPOSED PARKING	3	4	4

14. FAR CONSUMED 13/7		0.98	
<b>B BALCONY AREA STATEMENT</b>			
a) PERMISSIBLE BALCONY AREA PER FLOOR	AS PER STATEMENT		
b) PROPOSED BALCONY AREA PER FLOOR			
c) EXCESS BALCONY AREA [TOTAL]	---		
<b>TENEMENT STATEMENT</b>			
a) NET AREA OF PLOT	142.28		
b) LESS DEDUCTION OF NON RESIDENTIAL AREA [SHOP ETC.]	---		
c) AREA OF TENEMENT [a-b]	---		
d) TENEMENT PERMISSIBLE 180 T/H	--		
e) TENEMENT PROPOSED.	2		
<b>D PARKING STATEMENT</b>			
a) PARKING REQUIRED BY RULE	CAR 3	SCOOTER 4	CYCLE 4
b) PARKING PROPOSED	3	4	4
c) GARAGE PERMISSIBLE	-	-	-
d) GARAGE PROPOSED	-	-	-
<b>E LEGENDS</b>			
a) PLOT BOUNDARY SHOWN BLACK	<input type="checkbox"/>		
b) PROPOSED WORK SHOWN RED	<input type="checkbox"/>		
c) DRAINAGE LINE SHOWN DOTTED RED	<input type="checkbox"/>		
d) WATER LINE SHOWN DOTTED BLACK	<input type="checkbox"/>		
e) RECREATIONAL GROUND SHOWN GREEN	<input type="checkbox"/>		
f) WORK TO BE DEMOLISHED SHOWN YELLOW	<input type="checkbox"/>		
g) ROAD WIDENING LINE SHOWN DOTTED GREEN	<input type="checkbox"/>		
h) EXISTING STRUCTURE SHOWN BLUE	<input type="checkbox"/>		
<b>PROFORMA - II</b>			

#### CERTIFICATE OF AREA

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

SIGN OF LICENSED ARCHITECTS

#### PROPOSAL REVISED

PROPOSED RESIDENTIAL & COMMERCIAL BLDG.

AT C.T.S. NO. 139 RAVIHAR PETH PUNE

OWNER



CERTIFIED



# मालमत्ता पत्रक

विभाग/मौजे -- रविवारपेट

तालिका/न. भू मा हा -- न. भू. अ. क्र. - २

नगर भूमापन शीट नंबर प्लॉट नंबर

हस्त

प्राप्तकर्ता

जिल्हा -- पुणे

शासकाला दिवसाला अवकाश प्राप्त पाहिले  
हाताने अर्पण झाल्या पर तज्जमनाचे निवेदन आहे

४३९

(मक्या पाई १७५)

चौ. मि. १४६.३

गायकवाणी नगरपालिका

मुख्याधिकारी

हफ्ताचा मुल धारक वग

[रामचंद्र दामोदर गोळे - वाटणीपत्र रु. ११२२३ आणि ५ आणि ४]  
[मौ. ता. २४.७.२० प्रमाणे]

पट्टेदार

हतर धार

हतर शी

दिनांक	व्यवहार	खंड क्रमांक	मर्धन धारक (धा) पट्टेदार (प) क्रिया धार (धा)	साक्षात्करण
२०/१२/१९५१	वाटणीपत्र रामचंद्र दामोदर गोळे, दामोदर रामचंद्र गोळे व सिलाबाई भ. रामचंद्र गोळे यांच्यात रु. रु. २५,०००/-	१०८० (२) १२.११.५१	H स्नेहलता भ. पांडुरंग रामचंद्र गोळे	सही - Supdt.
०५/१०/१९८८	ख.ख.रु. रु. १,२५,०००/- २०.८.८२ स्नेहलताबाई पांडुरंग गोळे यांच्यासम S. I.	HVL-II/५५१३ -१.११.८२	H दि नेशनल मार्केटिंग कंपनी (इंडिया) या नावाची भागीदारी परम तर्फे वचन एम. शहा	सही - नि.नि.भू.अ.महा न.भू.अ.महा
३०/११/१९९३	युनियन बँक व श्री. वचन एम. शहा यांचे दरम्यान दि. २३.१.९३ चे मेमोरॅण्डम अन्वये रु. रु. ८,००,०००/- च्या बोजापोटी नोंद दाखल (के.फा.नं. २०७)	S. I.	H युनियन बँक ऑफ इंडिया	सही - नि.नि.भू.अ.महा न.भू.अ.महा
३०/०८/१९९४	युनियन बँक व श्री. वचन एम. शहा यांचे दरम्यान दि. २.१२.९३ चे मेमोरॅण्डम अन्वये रु. रु. ४,००,०००/- च्या बोजापोटी नोंद दाखल (के.फा.नं. २८७)		E युनियन बँक ऑफ इंडिया	सही - नि.नि.भू.अ.महा न.भू.अ.महा
२७/०२/२००४	न.भू.क्र. ४३९ क्षेत्र १४६.३ चौ मी संपूर्ण मिळकत दि नेशनल मार्केटिंग कंपनी (इंडिया) या नावाची भागीदारी फर्म तर्फे श्री वचन एम शहा यांच्या कडून	२४ अ नं ६९२४/२००३ दि २४.१२.२००३	धा श्री. अतुल विनय शहा	सही - फेरदार क्र. ३८० न.भू.अ.महा

तपासणी करणारा -

खरी नक्कल -

न. भू. अ. क्र. - २

हस्ताक्षर

पुणे

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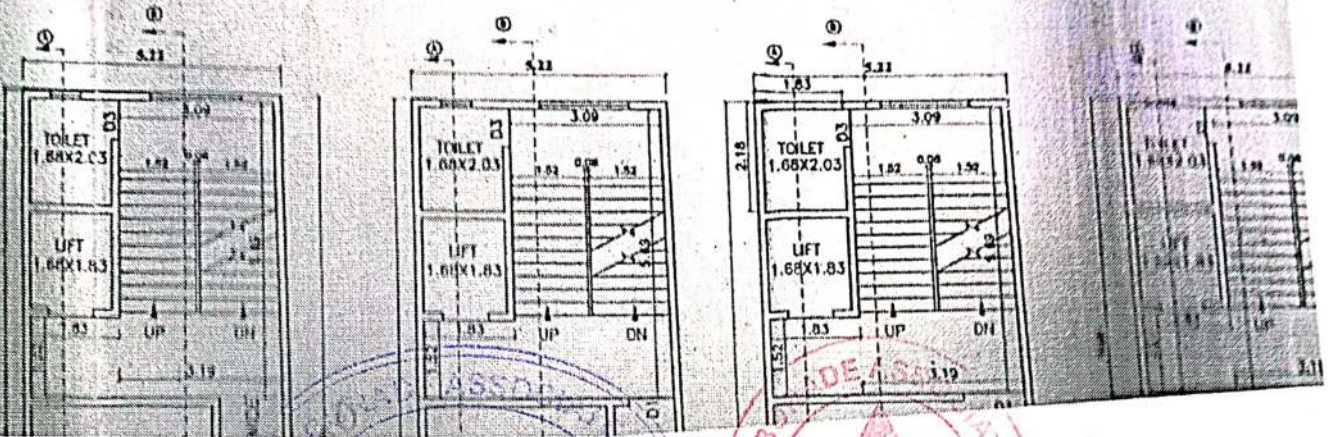
Valuer : Dattatray Borade, 1st Floor, Rachana Market, Station Road, Baramati



# SECTION A-A (1:100)

## F.B.I. STATEMENT (SQM.)

FLOORS	TOTAL AREA	LESS STAIN	LOBBY	NET AREA	PASSAGE	NET AREA	PERMI. BALC.	PROP. BALC.	EXCESS BALC.	TOTAL F.S.I.	SHAFT
PARKING	-	-	-	-	-	-	-	-	-	-	LIFT
PER GROUND	94.70	20.12	4.04	70.54	---	70.54	NET F.S.I.	15.22	43.05	282.32	1.83 X
FIRST	90.09	17.80	2.78	69.45	---	69.45	282.32	15.22	-	+	= 3.0
SECOND	83.02	17.80	2.70	63.18	---	63.18	X	15.22	42.34	0.71	MACHINE
THIRD	71.20	17.06	2.78	50.56	---	50.56	15 X	12.61	= 0.56	= 283.05	2.00 X
FOURTH	49.23	17.06	2.70	28.59	---	28.59	= 42.34	---	-	-	= 7.9
TOTAL	389.04	91.56	15.16	282.32	---	282.32	42.34	43.05	0.71	141.01	11.01



BORADE ASSOCIATES

Valuer : Dattatray Borade 1<sup>st</sup> Floor, Rachana Market, Station Road, Baramati

# NITIN FARSOLE & ASSOCIATES

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

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

Ref No. : NPF/2015/7615

Date : 13/05/15

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

Sub : Valuation Report for Bank loan

Client name : Mr.Atul Jindatta Shah .

Dear Sir,

Please find enclosed herewith the subject Valuation Report

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

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

This report has 5 pages

Kindly acknowledge the receipt.

Detailed valuation report is attached in Bank's format.

Thanking you,

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

Your's faithfully



*[Signature]*

NITIN.P.FARSOLE.  
APPROVED VALUERS (F 9126)

GOVT. REGD. VALUER CAT-1/647 OF 2001-2002  
PANAL VALUER FOR STATE BANK OF INDIA



Attached photo of Property



# NITIN FARSOLE & ASSOCIATES

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

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

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



# NITIN FARSOLE & ASSOCIATES

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

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

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





# NITIN FARSOLE & ASSOCIATES

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

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

Income Tax Gazette justification on variation has to be given.

## Summary of Valuation

### i) Guideline Value

For Upper Ground Floor Showroom	
94.70 Sqm X Rs. 229550.00 per Sqm	= Rs. 2,17,38,385.00
For First floor Showroom	
90.90 Sqm X Rs. 129080 per Sqm	= Rs. 1,17,33,372.00
For Second floor office	
83.82 Sqm X Rs. 63400.00 per Sqm	= Rs. 53,14,188.00
For Third floor office	
71.20 Sqm X Rs. 63400.00 per Sqm	= Rs. 45,14,080.00
For Fourth floor office	
49.23 Sqm X Rs. 63400.00 per Sqm	= Rs. 31,21,182.00
Total	= Rs. 4,64,21,207.00

### Market Value

For Upper Ground Floor Showroom	
1018.97 Sqft X Rs. 32500.0 per Sqft	= Rs. 3,31,16,525.00
For First floor Showroom	
978.08 Sqft X Rs. 20,000.00 per Sqft	= Rs. 195,61,600.00
For Second floor office	
901.90 Sqft X Rs. 10500.00 per Sqft	= Rs. 94,69,950.00
For Third floor office	
766.11 Sqft X Rs. 9000.00 per Sqft	= Rs. 68,94,990.00
For Fourth floor office	
529.71 Sqft X Rs. 8500.00 per Sqft	= Rs. 45,02,535.00
Total	= Rs. 7,35,45,600

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



# NITIN FARSOLE & ASSOCIATES

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

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

## Assumptions / Remarks

- i) Qualification in TIR/Mitigation suggested, if any
- ii) Property is SARFAESI compliant : Yes
- iii) Whether property belongs to social infrastructure like hospital, school, old age home etc. No
- iv) Whether entire piece of land on which the unit is set up/property is situated has been mortgaged or to be mortgaged.
- v) Details of last two transactions in the locality / area to be provided, if available
- vi) Any other aspect which has relevance on the valuer or marketability of the property

## 11 Declaration

- i) The property was inspected by the undersigned on 13/05/15
- ii) The undersigned does not have any direct / indirect interest in the above property
- iii) The information furnished herein is true and correct to the best of our knowledge
- iv) I have submitted Valuation report directly to the Bank

## 12 Name address & Signature of Valuer with Wealth Tax Registration No.



Signature of the Valuer

**NITIN.P.FARSOLE.**

**APPROVED VALUERS (F 9126)**

**GOVT. REGD. VALUER CAT-1/647 OF 2001-2002**

**PANAL VALUER FOR STATE BANK OF INDIA**

Date : 13/05/15

Place : Baramati

## 13 Enclosures Documents & Photographs (Geo-stamping with date etc.)





*[Handwritten signature]*

# NITIN FARSOLE & ASSOCIATES

Registered Architects, Interior Designers, Chartered Engineers & Government Registered Valuers  
"Prabhakar", 21 Ashoknagar, Baramati. 413 102 Dist. Pune Mobile No.9822638773

Ref No.: NPF/2016/8442

Date: 20/05/16

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

Sub: Valuation Report for Bank loan

Client name: Mr. Atul Jindatta Shah.

Dear Sir,

Please find enclosed herewith the subject Valuation Report

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

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

This report has 5 pages

Kindly acknowledge the receipt.

Detailed valuation report is attached in Bank's format.

Thanking you,

Your's faithfully



NITIN.P.FARSOLE.

APPROVED VALUERS (F 9126)

GOVT. REGD. VALUER CAT-1/647 OF 2001-2002

PANAL VALUER FOR STATE BANK OF INDIA



Attached photo of Property

market value calculated by the valuer is in tune  
with the current market rate prevailing in the city

16/5/16



# NITIN FARSOLE & ASSOCIATES

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

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

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




# NITIN FARSOLE & ASSOCIATES

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

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

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





# NITIN FARSOLE & ASSOCIATES

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

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

Income Tax Gazette justification on variation has to be given.

## Summary of Valuation

### i) Guideline Value

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

### Market Value

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



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



# NITIN FARSOLE & ASSOCIATES

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

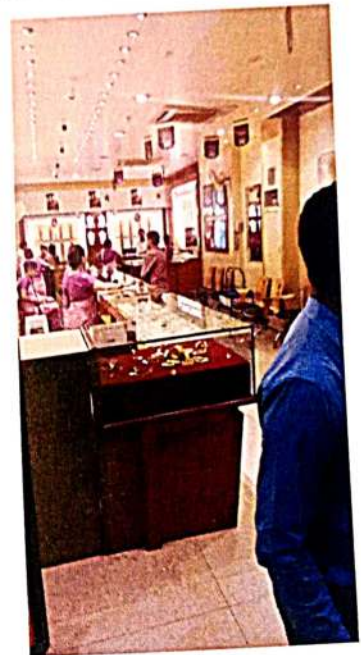
'Prabhakar', 21 Ashoknagar, Baramati. 413 102 Dist. Pune Mobile No.9822658773

Assumptions / Remarks	
	<ul style="list-style-type: none"><li>i) Qualification in TIR/Mitigation suggested, if any</li><li>ii) Property is SARFAESI compliant : Yes</li><li>iii) Whether property belongs to social infrastructure like hospital, school, old age home etc. No</li><li>iv) Whether entire piece of land on which the unit is set up/property is situated has been mortgaged or to be mortgaged.</li><li>v) Details of last two transactions in the locality / area to be provided, if available</li><li>vi) Any other aspect which has relevance on the valuer or marketability of the property</li></ul>
11	<b>Declaration</b> <ul style="list-style-type: none"><li>i) The property was inspected by the undersigned on 20/05/16</li><li>ii) The undersigned does not have any direct / indirect interest in the above property</li><li>iii) The information furnished herein is true and correct to the best of our knowledge</li><li>iv) I have submitted Valuation report directly to the Bank</li></ul>
12	<b>Name address &amp; Signature of Valuer with Wealth Tax Registration No.</b> <div style="text-align: center;"></div> <p>Signature of the Valuer <b>NITIN.P.FARSOLE.</b> <b>APPROVED VALUERS (F 9126)</b> <b>GOVT. REGD. VALUER CAT-1/647 OF 2001-2002</b> <b>PANAL VALUER FOR STATE BANK OF INDIA</b></p> <p>Date : 20/05/16 Place : Baramati</p>
13	<b>Enclosures Documents &amp; Photographs (Geo-stamping with date etc.)</b>









NITIN P. PHAR  
Regd. No.  
CAT-1/01  
of 2001/02  
Government Registered Valuer

*[Signature]*

NITIN P. PHAR  
Regd. No.  
CAT-1/01  
of 2001/02  
Government Registered Valuer

*[Signature]*





Ref BMT/ Val/11157/2015

Date: 30/04/2015

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

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

1. Name of person for whom Valuation is made : **Mr. Atul Jindatta Shaha**  
C.T.S.No-439, Raviwar Peth, Pune,  
Tal- Haweli, Dist- Pune.
2. Basis valuation: While arriving at valuation of premises the physical built up area of Building measured. The site of premises and the present market for land is taken into consideration; The manner of working of valuation of premises is given in detail technical report on premises. The rate applicable for this is arrived after going through the actual transactions that have taken place as on date of valuation from local market enquiry.  
The location is in Pune fully developed Commercial locality. The building premises Raviwar Peth Area

For BORADE ASSOCIATE

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



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

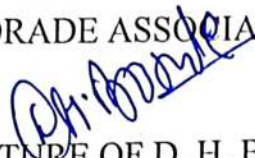


**CERTIFICATE**

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

DATE : 30/04/2015  
PLACE : Baramati.

For BORADE ASSOCIATE

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



BORADE ASSOCIATES



**PART-1****GENERAL.**

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



For BORADE ASSOCIATE

*(Signature)*  
SIGNATURE OF D. H. BORADE  
CAT NO- 1/87 REGE. A- 11648

**PART 2 – VALUATION**

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

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

**CALCULATION**

Floor	Area in Sq.M.	Area in Sq.Ft	Rate Per Sq.Ft	Amount
Ground Floor	94.70	1018.97	32000	3,26,07,040.00
First Floor	90.09	969.36	20000	1,93,87,200.00
Second Floor	83.82	901.90	10000	90,19,000.00
Third Floor	71.20	766.11	9000	68,94,990.00
Forth Floor	49.23	529.71	9000	47,67,390.00
<b>Total</b>	<b>389.04</b>	<b>4186.05</b>		<b>7,26,75,620.00</b>

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

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

**PART :3 DECLARATION.**

I hereby declare that

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

For BORADE ASSOCIAT



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



**ANNEXURE TO FORM 0-1**

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

ade Associates.

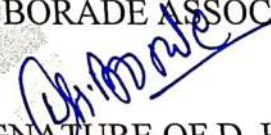
Continuation Sheet

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

DATE : 30/04/2015

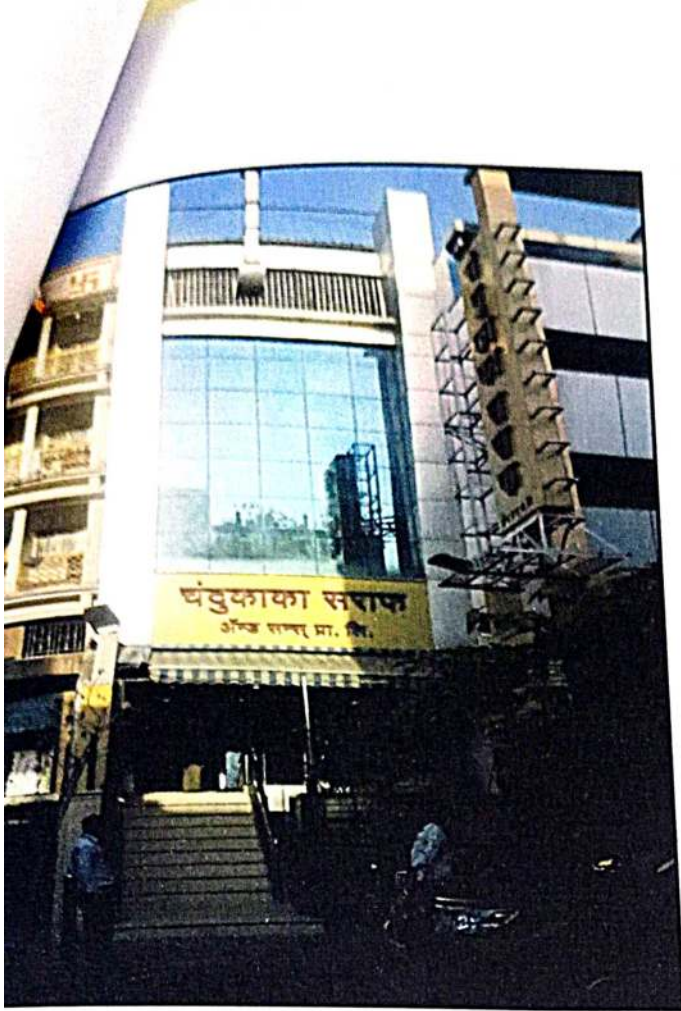
PLACE : Baramati.

For BORADE ASSOCIATE

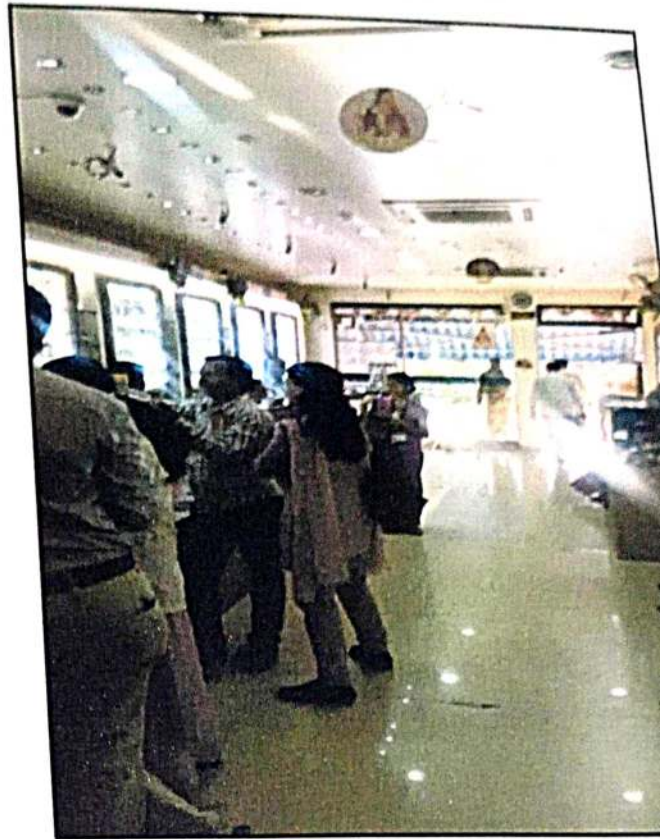
  
SIGNATURE OF D. H. BORADE  
REGE. CAT. NO- 1/87 A- 11648



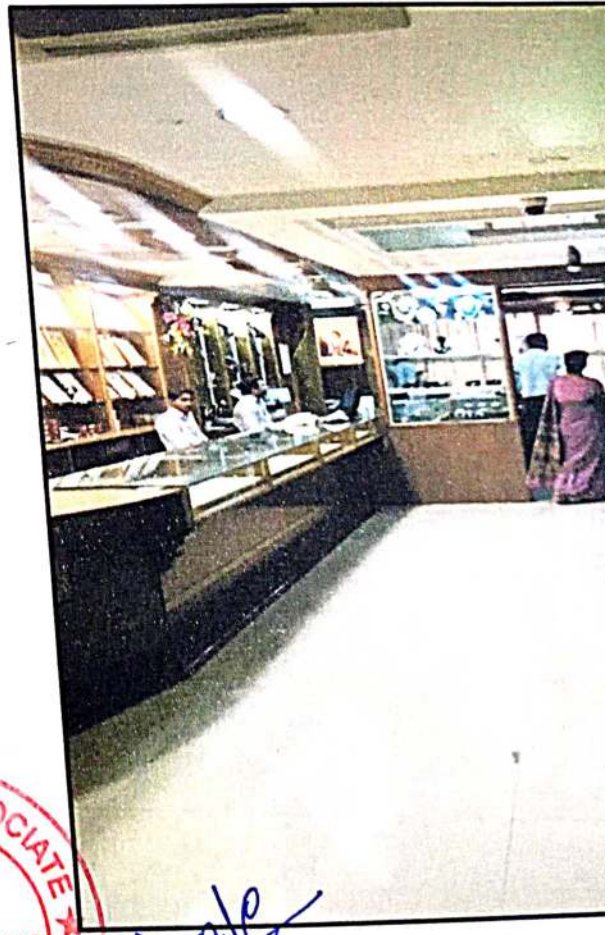
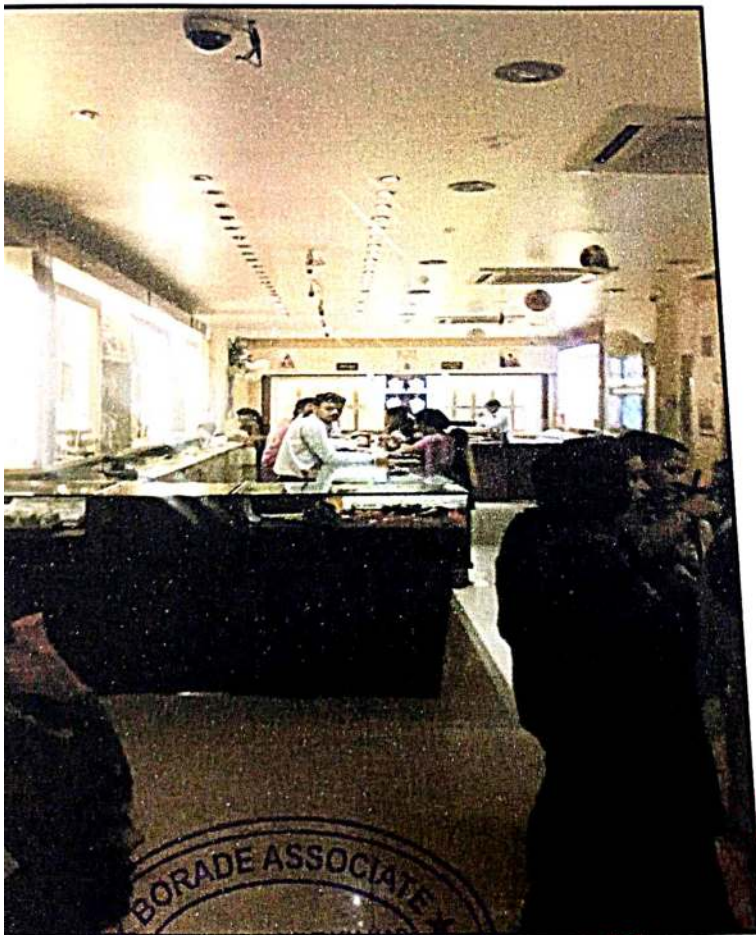




Front View of Building



Internal Shop



Internal Shop



- |      |                                 |               |              |
|------|---------------------------------|---------------|--------------|
|      | व संपूर्ण पत्ता                 | करून दिव्याचा | 24/12/2003   |
| (7)  | दिनांक                          | नोदणीचा       | 24/12/2003   |
| (8)  |                                 |               | 6834 /2003   |
| (9)  | अनुक्रमांक, खंड व पृष्ठ         |               | रु 380000.00 |
| (10) | बाजारभावाप्रमाणे मुद्रांक शुल्क |               | रु 30000.00  |
| (11) | बाजारभावाप्रमाणे नोदणी          |               |              |
| (12) | शेअर                            |               |              |

(1) श्री अन्तरा विनोदरा शास्त्री घर/फ्लैट नं. १०, गेहला, पुराना  
नाथ, ईमाना नं. १, पेटा/बसाहल, गारामती, गहर गाव, मुण, तालुक, जयपुर, राजस्थान

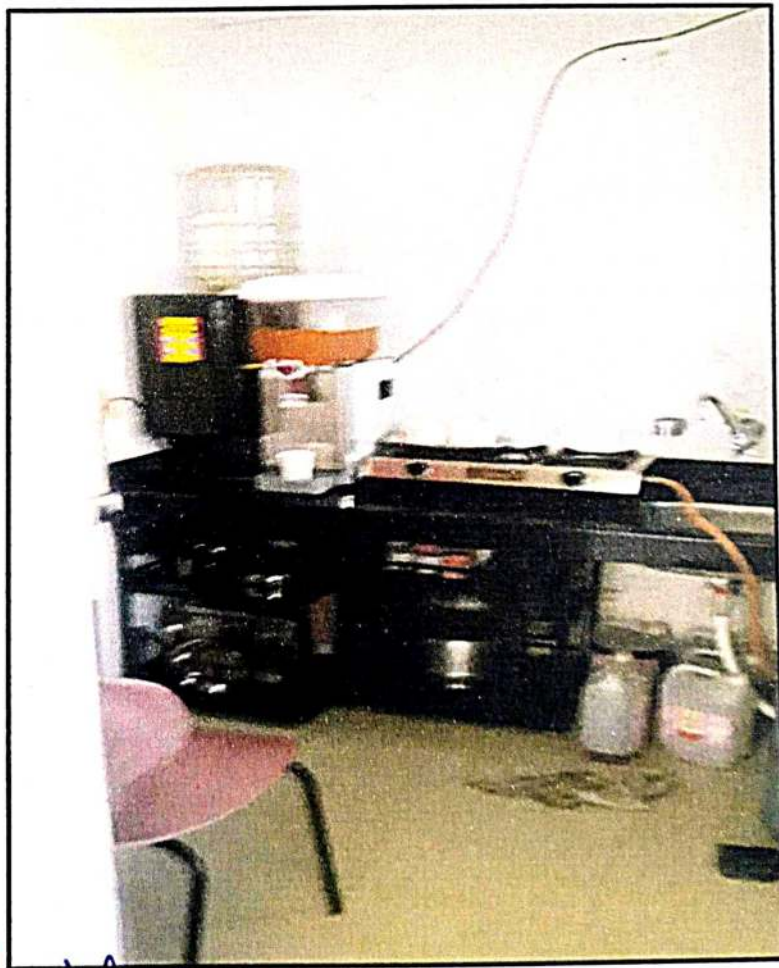
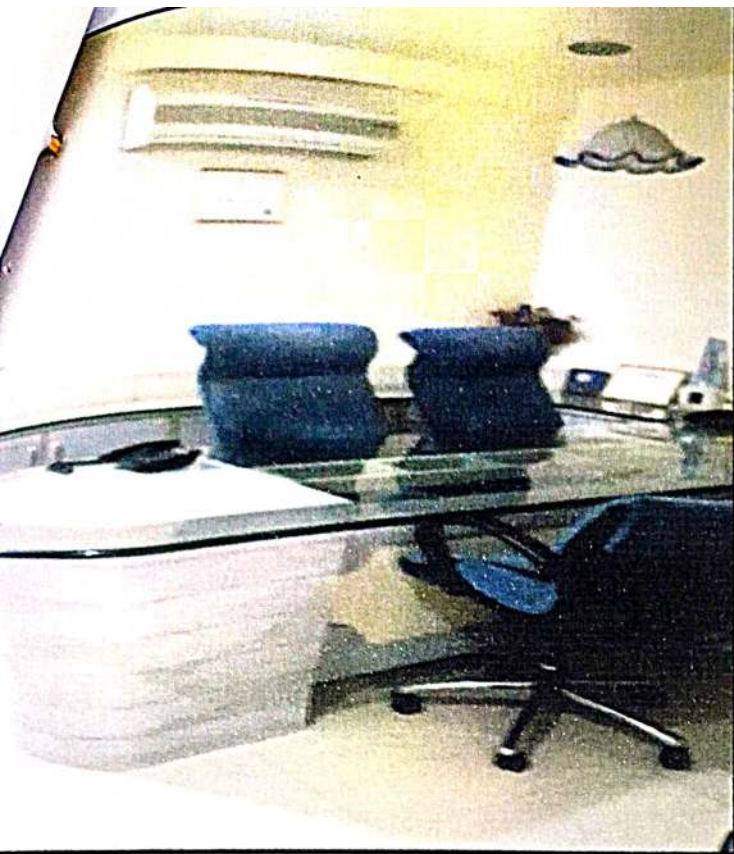


... १२/३/२००२ ...



Valuer : Dattatray Borade 1<sup>st</sup> Floor, Rachana Market, Station Road, Baramati







# मालमत्ता पत्रक

विभाग/मोजे -- रविवारपेट

तालिका/न. भू. मा. स. -- न. भू. अ. क्र. - २

जिल्हा -- पुणे

नगर भूमापन मालिका नंबर प्लॉट नंबर क्षेत्र धारका/कारका  
क्रमांक चौ.मी. धारका/कारका

४३९

[संय. वाई १७५]

चौ. मि. १४६.३

गाव/पंचायत/नगरपालिका

सुविधाधिकार

सकपाया मुल धारक  
वारे

[रामचंद्र दामोदर गोळे - वाटणीपत्र रु. ११२२३ आणि ५ आणि ४]  
[नॉ.ता. २४.७.९० प्रमाणे]

पट्टेदार

इतर भार

इतर शीरे

दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कार
२०/१२/१९५१	वाटणीपत्र रामचंद्र दामोदर गोळे, दामोदर रामचंद्र गोळे व सिताबाई भ. रामचंद्र गोळे यांच्यात रु. रु. २५,०००/-	१०८० (२) /२.११.५१	H स्नेहलता प्र. पांडुरंग रामचंद्र गोळे	सही - Supdt.
०५/१०/१९८८	ख.ख.रु. रु. १,२५,०००/- २०.८.८२ स्नेहलताबाई पांडुरंग गोळे यांचेपासून S. I.	HVL-II/५५१३ -१.१.१९८२	H दि नेशनल मार्केटींग कंपनी (इंडिया) या नावाची भागीदारी फर्म तर्फे वचन एम. शहा	सही - नि.नि.भू.अ.म.स. न.भू.अ.म.स.
३०/११/१९९३	युनिवर्सल बँक व श्री. वचन एम. शहा यांचे दरम्यान दि. २३.१.९३ चे मेमोरँडम अन्वये रु. रु. ८,००,०००/- च्या बोजापोटी नोंद दाखल (फ.फा.नं. २०७)	S. I.	H युनिवर्सल बँक ऑफ इंडिया	सही - नि.नि.भू.अ.म.स. न.भू.अ.म.स.
३०/०८/१९९४	युनिवर्सल बँक व श्री. वचन एम. शहा यांचे दरम्यान दि. २.१२.९३ चे मेमोरँडम अन्वये रु. रु. ४,००,०००/- च्या बोजापोटी नोंद दाखल (फ.फा.नं. २८७)		E युनिवर्सल बँक ऑफ इंडिया	सही - नि.नि.भू.अ.म.स. न.भू.अ.म.स.
२०/०२/२००४	न.भू.अ. ४३९ क्षेत्र १४६.३ चौ.मी. संपूर्ण मिल्कवेल दि. नेशनल मार्केटींग कंपनी (इंडिया) या नावाची भागीदारी फर्म तर्फे श्री वचन एम शहा यांच्या कडून	रद अने ६९२४/२००३ २४.१२.२००३	या श्री. अतुल जिनदत्त शहा	सही - न.भू.अ.म.स. न.भू.अ.म.स.

तपासणी करणारा -

खरी नकल -

न. भू. अ. क्र. - २

टोपण पत्र - पुणे

५९६९



१३/११/१५  
१६/११/१५  
२१/१०/१५  
SUL  
५  
11/1



AREA OF PLOT

A.  $5.53 \times 5.22/2 \times 17.84 = 95.89 \text{ SQ.M.}$

TOTAL AREA = 95.89 SQ.M.

DEDUCTION OF

1.  $1.83 \times 1.68 = 3.07 \text{ SQ.M.}$

2.  $3.00 \times 3.00 = 9.00 \text{ SQ.M.}$

TOTAL DEDUCTION = 12.07 SQ.M.

NET FLOOR AREA =  $95.89 - 12.07 = 83.82 \text{ SqM}$

DEDUCTION OF LIFT LOBBY & STAIRCASE

3.  $1.52 \times 1.83 = 2.78 \text{ SQ.M.}$

4.  $3.19 \times 3.09/2 \times 5.69 = 17.86 \text{ SQ.M.}$

TOTAL DEDUCTION = 20.64 SQ.M.

NET FLOOR AREA =  $83.82 - 20.64 = 63.18 \text{ SqM}$

2nd FLOOR AREA = 63.18 Sqm

AREA OF PLOT

A.  $5.42 \times 5.22/2 \times 15.55 = 83.27 \text{ SQ.M.}$

TOTAL AREA = 83.27 SQ.M.

DEDUCTION OF

1.  $1.83 \times 1.68 = 3.07 \text{ SQ.M.}$

2.  $3.00 \times 3.00 = 9.00 \text{ SQ.M.}$

TOTAL DEDUCTION = 12.07 SQ.M.

NET FLOOR AREA =  $83.27 - 12.07 = 71.20 \text{ SqM}$

DEDUCTION OF LIFT LOBBY & STAIRCASE

3.  $1.52 \times 1.83 = 2.78 \text{ SQ.M.}$

4.  $3.19 \times 3.09/2 \times 5.69 = 17.86 \text{ SQ.M.}$

TOTAL DEDUCTION = 20.64 SQ.M.

NET FLOOR AREA =  $71.20 - 20.64 = 50.56 \text{ SqM}$

3rd FLOOR AREA = 50.56 Sqm

AREA OF PLOT

A.  $5.28 \times 5.22/2 \times 15.86 = 52.30 \text{ SQ.M.}$

TOTAL AREA = 52.30 SQ.M.

DEDUCTION OF

1.  $1.83 \times 1.68 = 3.07 \text{ SQ.M.}$

TOTAL DEDUCTION = 3.07 SQ.M.

NET FLOOR AREA =  $52.30 - 3.07 = 49.23 \text{ SqM}$

DEDUCTION OF LIFT LOBBY & STAIRCASE

3.  $1.52 \times 1.83 = 2.78 \text{ SQ.M.}$

4.  $3.19 \times 3.09/2 \times 5.69 = 17.86 \text{ SQ.M.}$

TOTAL DEDUCTION = 20.64 SQ.M.

NET FLOOR AREA =  $49.23 - 20.64 = 28.59 \text{ SqM}$

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

B BALCONY AREA STATEMENT

a) PERMISSIBLE BALCONY AREA PER FLOOR	AS PER
b) PROPOSED BALCONY AREA PER FLOOR	STATEMENT
c) EXCESS BALCONY AREA [TOTAL]	---

TENEMENT STATEMENT

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

D PARKING STATEMENT

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

E LEGENDS

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

PROFORMA - II

CERTIFICATE OF AREA

APPROVED VALUAR  
REG. NO. A11648



Valuer : Dattatray Borade 1<sup>st</sup> Floor, Rachana Market, Station Road, Baramati

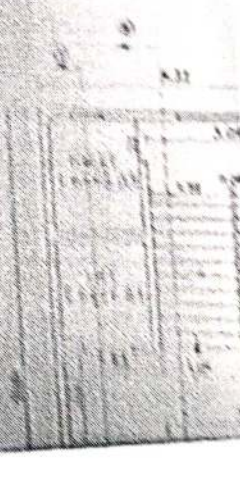
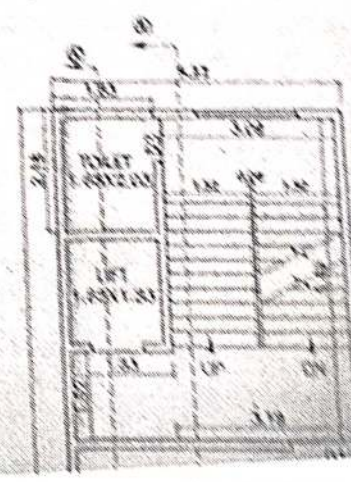
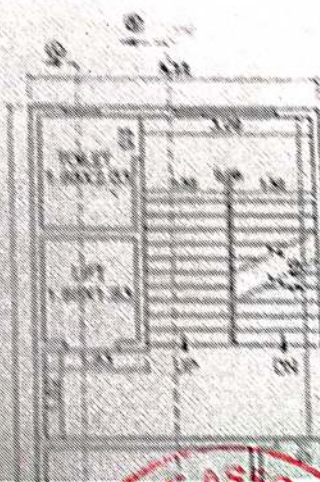
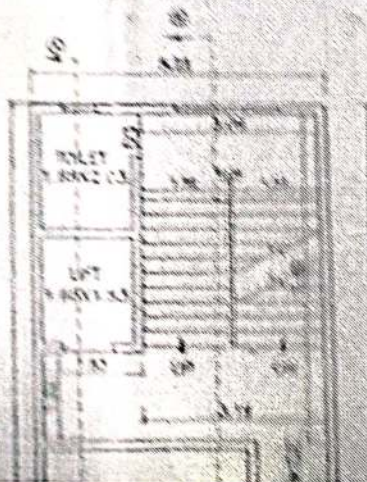


# SECTION A-A (1:100)



## F.S.I. STATEMENT (Contd.)

FLYING	TOTAL AREA	LESS STAIR	L LOBBY	NET AREA	PASSAGE	NET AREA	FORMAL BALC.	PROPR. BALC.	EXCESS BALC.	TOTAL F.S.I.	SHAFT
BASEMENT	—	—	—	—	—	—	—	—	—	—	LIFT
1ST FLOOR	24.70	20.12	4.08	70.54	—	70.54	NET 7.51	15.22	42.05	240.32	1.83-X
2ND FLOOR	22.08	17.08	2.78	68.65	—	68.65	260.32	15.22	—	—	= 31
3RD FLOOR	23.02	17.08	2.78	63.18	—	63.18	X	15.22	42.34	0.71	MACHINE
4TH FLOOR	21.20	17.08	2.78	51.58	—	51.58	15 X	12.81	—	—	2.90 X
5TH FLOOR	20.22	17.08	2.78	28.50	—	28.50	= 42.34	—	= 0.58	= 103.03	= 7.8
TOTAL	200.24	94.58	18.16	282.32	—	282.32	42.34	43.05	0.71	181.01	11.01



*Handwritten signature in blue ink.*





Google earth



feet  
meters

1000  
300



(पहिली वार्षिक वित्तीय विवरण १९८१ व अनुषंगी ६, नियम ३२, ४०)

P/2/11/00415000

आपक क्र. 2830

'A' वर्ग क्र. 0

मासिक पावतीची दि. 24-05-2014 व रकम: 82352

मागील पिटव क्र. SCO15565

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

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

H NO 439 RAVIWAR PETH PUNE 411002

निवासी	विगार निवासी	आपक	संख्या	एकूण
20000	69700	0	0	89700
40.75	18276		18277	
-	0		0	
20.5	9194		9195	
1.5	673		673	
1	449		448	
5.75	2579		2579	
9.5	4261		4261	
10	4485		4485	
0	0		0	
1.75	785		785	
6	600		600	
12	4182		4182	
3	1046		1045	
0	0		0	
(१) एकूण	46530		46530	
(२) चालू वर्षाची मागणी (A+B)			93060	
(३) सौर ऊर्जा / गांठूळ खत मिळणारी सवलत			0	
(४) जादा जमा			0	
(५) एकूण चालू वर्षाची निव्वळ मागणी			93060	
(६) दि. ३१.५.१५ पर्यंत सवलतीने रक्कम			91232	
(७) दि. ३१.३.१५ पर्यंत शास्तीसह एकूण थकवाकी			0	
(८) एकूण मागणी रक्कम (सवलतीने भरवण्याची)			91232	
(९) दि. १.१.१५ पर्यंत भरवलेली रक्कम (सवलतीने भरवण्याची)			93060	



वाचना स्थानिता QR कोड वाचून आपण मिळवत आलेल्या रकमेची  
online payment Gateway वर पैसे देऊन आपला पैसे मिळवत आलेल्या रकमेची भरवणूक करू शकता.

समाप्त निवासी क्रमांक : ०२०-२९५०१५१५

Handwritten signature



<http://propertytax.pune.gov.in>

Date : 23/05/2015

[propertytax@punecorporation.org](mailto:propertytax@punecorporation.org)

## Pune Municipal Corporation

### PROPERTY TAX PAYMENT RECEIPT

Transaction Date	23/05/2015
Property AC number	P/2/11/00415000
Transaction by	BILLDESKONLINE
Bank	HDFC
I-Banking	
DUBI3816086396	
150523-6800-1430	
91232	

NOTE : Computer generated receipt, does not require signature.

Online Print



# पुणे महानगरपालिका

मिळकतकर देयक  
(www.punecorporation.org)  
(propertytax.punecorporation.org)

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

सन : २०१५-२०१६

Kasba Peth

मिळकत कर : P/2/11/00415000

देयक क्र. : 2830

'A' फॉर्म क्र. : 0

मागील पावतीची दि. : 24-05-2014 व रक्कम : 82352

पाणी मिटर क्र. : SCO15565

आकारणी दि. :

मिळकतधारकाचे नाव :

मनेच्छवहाराचा पत्ता :

मिळकतीचा पत्ता :

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

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

H NO 439 RAVIWAR PETH PUNE 411002

वार्षिक करपात्र स्वकम	निवासी	विगर निवासी	माफ	वखळ	एकूण
	20000	69700	0	0	89700
		कराची टक्केवारी	पाहिली सळामाटी (A) ₹	दुसरी सळामाटी (B) ₹	
सर्वसाधारण कर		40.75	18276	18277	
पाणीपट्टी		-	0	0	
सफाईकर		20.5	9194	9195	
अग्निशामक कर		1.5	673	673	
वृक्ष संवर्धन कर		1	449	448	
जललाभ कर		5.75	2579	2579	
जल निःसारण लाभ कर		9.5	4261	4261	
पथकर		10	4485	4485	
विशेष सफाई कर		0	0	0	
मनपा शिक्षण उपकर		1.75	785	785	
शिक्षण कर (निवासी)		6	600	600	
शिक्षण कर (विगर निवासी)		12	4182	4182	
रोजगार हमी कर		3	1046	1045	
मोठ्या निवासी जागेवरील		0	0	0	

ऑन लाईन पेमेंट सुविधा [www.punecorporation.org](http://www.punecorporation.org) व

[propertytax.punecorporation.org](http://propertytax.punecorporation.org) या मनपाच्या वेबसाईटवर उपलब्ध आहे.

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

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

• चालू आर्थिक वर्षाचे वित्त प्राप्ति होण्यापूर्वी वित्तात नमूद थकबाकी रक्कम भरली असल्यास मिळकत कर थकबाकीदारांना [propertytax.punecorporation.org](http://propertytax.punecorporation.org) या संकेतस्थळावरून अथवा खजान्या क्षेत्रीय / संपर्क कार्यालयामून बोल तपासून दुसरे वित्ताद्वारे मिळकतकराची रक्कम जमा करावी.

• मिळकतकर देयकामधील प्रथम सलामही ३० जून २०१५ पूर्वी भरणे बंधनकारक आहे. अन्यथा १ जुलै २०१५ पासून दरमहा २% शास्ती आकारण्यात येईल. तसेच द्वितीय सलामही देय रक्कम ३१ डिसेंबर २०१५ पूर्वी भरणे बंधनकारक आहे. अन्यथा १ जानेवारी २०१६ पासून दरमहा २% शास्ती आकारली जाईल याची नोंद घ्यावी.

• मिळकत कर नुसले व परत्वात महाराष्ट्र महानगरपालिका अधिनियम १९४९ चे अनुसूची प्रकरण ८ नियम ४१ व ४२ अन्वये कायदेशीर कारवाईस पात्र राहिल याची नोंद घ्यावी.

• ज्या मिळकतीची कर आकारणी झाली नाही, मिळकतीच्या यावरात बदल झाला आहे. अशा मिळकतदारांनी [propertytax.punecorporation.org](http://propertytax.punecorporation.org) या संकेत स्थळावरील होम पेज - Online Self Assessment या संकेतस्थळावर कर आकारणी स्वतः करू शकतील. अथवा मनपाच्या मिळकतकर विभागाकडे अर्ज करावा.

• मिळकत कर देयकामधील संपूर्ण रक्कम दिनांक ३१ मे २०१५ पूर्वी भरा व चालू आर्थिक वर्षाच्या वित्तातील सर्वसाधारण करामध्ये ५ ते १०% सबसत मिळवा.

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

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

(सुसज्ज मपसरी)  
उप - आयुक्त  
कर आकारणी व करसंकलन  
पुणे महानगरपालिका

Barcode :-



(QR कोड)

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

\*तक्रार निवारण दूरध्वनी क्रमांक :- ०२०-२५५०९९५९\*

मदतीत मिळकत कर भरा, दरमहा २% शास्ती टाळा।

३१ मे १५ पूर्वी मिळकतकर भरा व अ.सा. करामध्ये ५ ते १० टक्के सुट मिळवा.



pal Corporation

<http://propertytax.punecorporation.org/OnlinePayment/N>

Date : 23/05/2015

[propertytax.punecorporation.org](http://propertytax.punecorporation.org)



## Pune Municipal Corporation

### PROPERTY TAX PAYMENT RECEIPT

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

NOTE : Computer generated receipt, does not require signature.

Online Print



## Web Self Service

## Energy Bill

Welcome ATUL J SHAH Logout

My Account

Change Password

Update Profile

Consumption Calculator

Energy Bill Calculator

View Printable Version

Billing Unit	4608-RASTA PETH SUB-DIV.	Bill For:	MAY-16	Bill Date:	17-MAY-16
Consumer No:	160250435344	Old Consumer No:		Bill Period:	10-APR-16 to 10-MAY-16
Name:	SHRI SHAH ATUL JINDUT			Due Date:	31-MAY-16
Address:	CHANDUKAKA SARAF JEWELLERS 439 RAVIWAR PETH NR-YATRIK PUNE 411001			If Paid by this Date:	26-MAY-16
				If Paid After this Date:	31-MAY-16

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

PC/MR/Route Sequence	0/ 10-5002-0050	Tariff	71	Category	LT II Comm 3PH >50 KW
DTC:	4608070	Conn. Load	70 KW	Duty	06
Pole No:	000000	Sanct. Load	70 KW	Supply Date	06-Feb-06
Meter No.	Current Reading	Previous Reading	MF Unit	Adj. Unit	Total
MSE26580	775661	767749	1 7912	0	7912
00	0	0	0 0	0	0

### Security Deposit

Arrears: 0.00 Hekt: 102,850.00 Demanded: 0.00

Bill for 1 Month(s)

Receipts considered up-to 12-MAY-16

Meter status: NORMAL

Revised Tariff applicable wef 01-Jun-2015/Other Charges include : Prev.Prompt Payment Cr.(Rs.): -505.60/Cntr.DMD:088.00 Rec.DMD:044.00 Billed DMD:035.00TOD Tariff EC(Rs.): 2410.80/

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

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

**Pay Now**

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

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

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

### Instructions for Cheque payment:

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

	Rs. Ps.
Due Date:	31-MAY-16
If Paid by this Date:	26-MAY-16
If Paid After this Date:	31-MAY-16

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

	Rs. Ps.
Due Date:	31-MAY-16
If Paid by this Date:	26-MAY-16
If Paid After this Date:	31-MAY-16

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About Us | Contact Us | FAQ | Help | Disclaimer | Privacy Policy  
Email: helpdesk\_pg@mahadiscom.in



# मालमत्ता पत्रक

मालमत्ता/न.भू.मा.का. -- न.भू.अ.क्र. - २

जिल्हा -- पुणे

रजिस्ट्रारपेट

प्लॉट नंबर

क्षेत्र चौ.मी.

धारणाधिकार

शासनाला दिलेल्या आकाराचा किंवा माझ्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

[स्क्व. याड १७५]  
चौ. मि. १४६.३

मान्यपण सारामाफने

[रामचंद्र दामोदर गोळे - पाटणीपत्र रु. ११२२२ आणि ६ आणि ४]  
[नों.ता. २४.७.२० प्रमाणे]



दिनांक	व्यवहार	खंड क्रमांक	नामिन दारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कृत
३०/११/१९९३	युनियन बँक व श्री. वचन एम. शहा यांचे दरम्यान दि. २३.१.९३ चे मेमोरंडम अन्वये र.रु. ८,००,०००/- च्या बोजापोटी नोंद दाखल (फे.फा.नं. २०७)	S I	H युनियन बँक ऑफ इंडिया	सही - जि.नि.भू.अ.तथा न.भू.अ.२पुणे
३०/०८/१९९४	युनियन बँक व श्री. वचन एम. शहा २.१२.९३ चे मेमोरंडम अन्वये र.रु. बोजापोटी नोंद दाखल (फे.फा.नं. २		E युनियन बँक ऑफ इंडिया	सही - जि.नि.भू.अ.तथा न.भू.अ.२पुणे
२७/०२/२००४	न.भू.क्र.४३९ क्षेत्र १४६.३ चौ मी १ नॅशनल मार्फेटिंग कंपनी (इंडीया) व फर्म तर्फे श्री वचन एम शहा यांच्या	१ द अ - ६९२४/०३१ २४.१२.१०३	धा श्री. अतुल गिनपता शहा	फेरफार क. ३८० प्रमाणे सही - न.भू.अ.क्र. २पुणे

सणी करणारा -

खरी नवमाला -

न.भू.अ.क्र. - २

पुणे

चे नाव

टोकन नंबर

अज क

२००६८

जमीनदारी अज दिनांक

२४/०५

प्रत दिली दिनांक

२४/०५

प्रतिलिपी तयार करणारा

२४/०५

तपासणी करणारा

पति फी

६०४

कागद फी

पमुख लिपीक

२४/०५

नगर भूमापन अधिकारी क २ पुणे



**पुणे, महानगरपालिका**

शिवाजीनगर, पुणे ४११००५.

बांधकाम नियंत्रण



बांधकाम नियंत्रण कार्यालय

क्रमांक : ८८०/१४१४/१५४

0003507

दिनांक : 26/3/08

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

**भोगवटा पत्र पुणे.**

श्री. / श्रीमती

राहणार

**अपुर्ण जे. आर. (PAM) च. श्री. एम. जी. चिखरी**  
**अपुर्ण विहार, मांडरकर रोड पुणे ४**

यांस -

आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलमे २५३/२५४ व एम्. आर. टी. पी. अॅक्ट कलमे ४५/६९ प्रमाणे पुणे, पॅठ **अपुर्ण** घरांक **४३८** फायनल प्लॉट क्र. / सर्व्हे क्र. **—**

इकडील संमती पत्र / कमेन्समेंट सर्टिफिकेट क्रमांक **८८०/१४१४/१५४** यांत **८८०/१४१४/१५४** दिनांक **१४/०८/०७** अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमती पत्र / कमेन्समेंट सर्टिफिकेटप्रमाणे सर्व / काही भागाचे काम पुरे झाल्याबद्दल व सदर नवीन बांधलेल्या इमारतीची जागा उपयोगात आणावयास संमती मिळण्याबाबत दिनांक **०५/१०/२००७** रोजी अर्ज केल्यावरून आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलम २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या अटीवर पुढील वर्णनाचा इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.

उपयोगात आणावयाच्या बांधकामाचे वर्णन

- अ) होअर वाकड फ्लोअर :- सर्व्हे मॉर्फिंग एव्हॉल्यूशन**  
**ब) अपर वाकड फ्लोअर :- एक शोक्म (सर्व्हे मॉर्फिंग)**  
**क) पट्टी मजला :- सी. ऑफीस क. ७ ६**  
**ड) क्वार्टर मजला :- निवासी वाकड क. ७**  
**ई) लिटल मजला :- निवासी वाकड क. ६**  
**फ) चौथा मजला :- निवासी वाकड क. ६ पार्स**

- (१) **नोट : "मविष्यात नवन्य नकाशाव्यतिरिक्त कोणतीही बांधकाम (उदा. सर्व मार्जिनल अंतरात व टेरेसवरील शेंड, पार्टिशन वॉल करून अजर ग्रील लावून पार्किंग बंदिस्त करणे इ.) केल्यास, कोणतीही पूर्व सूचना व देता स्वरुपी संपूर्ण अनधिकृत बांधकामे पाहण्यात येतील व त्याप्रित्यर्थ येणारा संपूर्ण स्वर्ष फलॅटधारक / मालक रांचेकडून वसूल करण्यात येईल".**

सहायक अभियंता,

बांधकाम नियंत्रण क्र. २५१ पुणे महानगरपालिका.



# मालमत्ता पत्रक

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

खंड नंबर

क्षेत्र  
चौ.मी.

धारणाधिकार

जिल्हा -- पुणे

शासनाला दिलेल्या आकाराचा किंवा भाड्याचा  
तपशील आणि त्याच्या फेर तपशीलांचा नियत वेळ)

[२२६ चौ.वार]

१८९.० चौ.मी.

एकरो एकोणनवद पॉइंट

शून्य चौ.मी.

गावठाण सारा  
मार्गाने

[एम.इझिकल भालेकर - भालकी]



व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
१३/१९४६ अर्ज ता.२६-२-४६ एम. एझिकल सन१९४३ साली मयत डिस्ट्रिक्ट जज ठाणे कडील ता.२४-१०-४५ चे लेटर्स ऑफ अडमिनी स्ट्रेशन वरून नावे दाखल.	S.I.	H १) मिसस एलिझाबेथ मोनाशो भोनकर २) वृक जोसेफ भोनकर	सही - मामलदार
१९/१०/१९४७ खरेदी रु.१३५००/१७-९-४७ मिसस एलिझाबेथ आणि वृक जोसेफ कडून	S.R.II सप्टेंबर १३९८	H डॉ.आत्माराम महिपाल पतकी	सही - मामलदार.
२६/०४/१९६८ कायदानुसार क्षेत्र आकाराचे रूपांतर केले. १९५८ अंमलवजावणी कायदानुसार व भा.स.च्या नाणे संबंधी कायदानुसार क्षेत्र आकाराचे रूपांतर केले.			सही - ०८/१२/१९६८ वि.नि.नि म.अ.पुणे अ. (१) पुणे:Pr
२९/०६/१९७४ ख.ख.र.रु.३०,०००/- आत्माराम महिपाल पतकी यांचे पासून	S.R.II ८०८ ७१ २०-७-७९	H डॉ.सुभाष आत्माराम पतकी	सही - १५/०७/१९७४ न.भू.अ.क्र. २/पुणे पुणे शहर वे रपार क्र. २२८ सही -
०४/०२/२००४ वारसाने सुभाष आत्माराम पतकी दि. २३.९.२००१ रोजी गयत सर्व सर्व वारसांची नावे दाखल केली असत		धा श्रीमती सुलेखा सुभाष पतकी श्री प्रसाद सुभाष पतकी श्री प्रसाद सुभाष पतकी	सही - १५/०२/१९७४ न.भू.अ.क्र. २/पुणे वे रपार क्र. २२८ सही -
०९/०३/२००६ न भू क्र १३१ क्षेत्र १८९ चौ मी संपूर्ण मिळकत १.श्रीमती सुलेखा सुभाष पतकी २.प्रसाद सुभाष पतकी ३. प्रसाद सुभाष पतकी यांचेकडून	न भू नि ह क्र ११ र द अने ५६/०७/२००४ दि २/९/२००४	धा १.अतुल जिनदत शर्मा	सही - १५/०३/२००६ न.भू.अ.क्र. २/पुणे अर्ज क्र. ५९६९ १५/०३/२००६ न.भू.अ.क्र. २/पुणे

तपासणी करणारा -

खरी नकल -

न. भू. अ. क्र. - २

पुणे

३०६

५८

१६/०३/२००६

५९६९

१५/०३/२००६

१५/०३/२००६

# पुणे महानगरपालिका



बांधकाम पत्रव्यवहारात खालील क्रमांक व दिनांक यांचा उल्लेख करावा )  
( बांधकाम पत्रव्यवहारात खालील क्रमांक व दिनांक यांचा उल्लेख करावा )  
बांधकाम चालू करण्याकरिता दाखला  
(कमेन्समेन्ट सर्टिफिकेट)

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

बांधकाम नियंत्रण कार्यालय

पुणे महानगरपालिका  
शिवाजीनगर, पुणे - ५.

क्रमांक : CC/4419/05  
दिनांक : 20/3/2006

श्री/श्रीमती ATUL J SHAH

व्दारा ला. स.

यांचा

श्री MILIND BHIMRAO CHAUDHRI

रुहणारपुणे, पेट 301 laxmi vihar bhandarkar rd

घरांक सर्व्हे नं. -

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

१९४९ ची कलमे २५३/२५४ प्रमाणे पुणे महानगरपालिके च्या सीमारेषेत

पेट RAVIWAR

घरांक सर्व्हे नं. CTS No: 439

PETH

फायनल प्लॉट क्र. प्लॉट क्र. -

गर्भित बांधकाम करण्यासाठी महानगरपालिकेला तुम्ही नोटीस दिली ती दिनांक : 18/2/2006 या दिवशी पंढरचली

त्यावरून काम करण्यास खालील लिहिलेल्या सूचना व सर्व अटीवर संमतीपत्र देण्यात येत आहे.

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

२. नवीन / दुरुस्त नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.

३. यापर्यंत काम आल्यावर सेट-बॅक, मार्जिनल ओपन स्पेसिस इ. बाबी बांधकाम नियंत्रण कार्यालयाकडून तपासून घ्याव्यात. त्याशिवाय जोत्यावरील काम सुरु करू नये.

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

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

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

७. मारतीचे भोगवटापत्र देताना रस्त्यावरील व आतील बाजूस टाकण्यात आलेले इमारतीचे अवशिष्ट सामान व राडारोडा उचलून जागा साफ केल्याशिवाय अर्जाचा विचार  
हला जाणार नाही. राडारोडा कोठे टाकावा याबाबत घरापाडी विभागामार्फत मार्गदर्शन केले जाईल.

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

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

१०. बांधकाम नियंत्रण खात्याने जरी सेट्टीक टॅन्कसाठी परवानगी दिली असली तरी ड्रेनेजविषयी मा. नगर उपअभियंता (जलोत्सारण विभाग) यांच्याकडे नकाशे दाखल करून  
त्याची मंजूरी घेतल्याखेरीज सेट्टीक टॅन्क अगर ड्रेनेजसंबंधी बांधकाम सुरु करू नये व ऑक्युपन्सी सर्टिफिकेट मागण्यापूर्वी ड्रेनेज कामाचा पुर्णत्वाचा दाखला हजर करण्यात  
यावा.

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

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

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

१४. भोगवटापत्र मागण्यापूर्वी मनपाचे कर भरल्याचे दाखला सादर करणार.

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

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

इमारत निरीक्षक  
बांधकाम नियंत्रण कार्यालय,  
20/3/06

सहाय्यक अभियंता (बांधकाम नियंत्रण)  
पुणे महानगरपालिका.  
20/3/06



बांधकाम चालू करण्याकरिता दाखला  
(कमेन्समेन्ट सर्टिफिकेट)

113/3

प्रस्ताव क्र. RVW/0037/04 / REVISED 1  
Proposal Type : Mixed

बांधकाम नियंत्रण कार्यालय

पुणे महानगरपालिका  
शिवाजीनगर, पुणे - ५.

CC/4419/05

20/3/2006

श्री/श्रीमती ATUL J SHAH

श्री MILIND BHIMRAO CHAUDHRI

द्वारा ला. स.

खणारपुणे, पेट 301 laxmi vihar bhandarkar rd

नगर रचना अधिनियम, सन १९६६ ची कलमे ४४/४५/४६/४७ व ४८ व ४९ ची कलमे २५३/२५४ प्रमाणे पुणे महानगरपालिकेच्या सीमे तसे

१९४९ ची कलमे २५३/२५४ प्रमाणे पुणे महानगरपालिकेच्या सीमे तसे

पेट RAVIWAR

PETH

फायनल प्लॉट क्र.

प्लॉट क्र. -

पथील बांधकाम करण्यासाठी महानगरपालिकेला तुम्ही नोटीस दिली ती दिनांक : 18/2/2006 या दिवशी पोहचली

त्यावरून काढण्यात आलेल्या खालील लिहिलेल्या सूचना व सर्व अटीवर संतुष्टी देण्यात येत आहे.

१. सुधारित विकास योजना आराखडा महाराष्ट्र सरकारने दि. ५/१/१९८७ या दिवशी मान्य केला आहे. त्यास अनुसरून नवीन कामास काही उपसर्ग पोहोचत

ल्यास अथवा हानी होत असल्यास त्याप्रत्यर्थ कोणत्याही प्रकारची भरपाई मागणार नाही व ती देण्याची जबाबदारी महानगरपालिकेवर नाही.

तच्या नवीन / दुरुस्त नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.

२. बांधकाम आल्यावर सेट-बॅक, मार्जिनल ओपन स्पेसिस इ. बावी बांधकाम नियंत्रण कार्यलयाकडून तपासून घ्याव्यात. त्याशिवाय जोत्यावरील काम मुरु करू नये. सहायक अभियंता (भूमिप्रापण) यांच्या कार्यालयामार्फत रस्त्याची प्रमाणेपा जागेवर आखून घेणार व मगच बांधकाम सुरु करणार या अटीवरच हे संमतीपत्र देण आहे.

३. तच्या नकाशावर मागे लिहिलेल्या / चिह्नित केलेल्या अटीवर हे संमतीपत्र देण्यात येत आहे.

४. फ्लॉट्सवर नवीन इमारत बांधण्यात आली आहे त्या इमारतीचे भोगवटापत्र मागण्यापूर्वी प्रत्येक मालकाने इमारतीसमोर कांपाउंड वॉलच्या आत व बाहेर किमान १ मी. ती व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था व खबरदारी घ्यावी. त्याशिवाय ऑक्झुपन्सी सर्टिफिकेट (भोगवटा पत्र) मिळणार नाही. रस्त्यावरील झाडांना र ते संरक्षण कुंपण अर्जदाराने करावयाचे आहे.

५. इमारतीचे भोगवटापत्र देताना रस्त्यावरील व आतील बाजूस टाकण्यात आलेले इमारतीचे अवशिष्ट सामान व राडारोडा उचलून जागा साफ केल्याशिवाय अर्जाचा रि ला जाणार नाही. राडारोडा कोठे टाकावा याबाबत घरापाडी विभागामार्फत मार्गदर्शन केले जाईल.

६. सुरु करण्यापूर्वी मा. नगर उपअभियंता (जलोत्सारण) व (पाणीपुरवठा) यांच्याकडे नकाशे दाखल करून संबंधित कामाकरिता पुर्वमान्यात घेतल्याखेरीज व गणतेही काम मुरु करू नये.

७. वीन बांधकाम सुरु करताना संबंधित जागेमध्ये झाडे असल्यास ती ट्री ऑर्बोरीची पुर्वपरवानगी घेतल्याशिवाय तोडू नयेत; अन्यथा कार्यदेशीर करवाई करण्यात येते.

८. अर्ची नोंद घ्यावी.

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

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

११. मालकी हक्काबाबत व इतर कोणत्याही हक्काबाबत व हद्दीबाबत वाट निर्माण झाल्यास त्यास अर्जदार जबाबदार राहणार.

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

१३. भोगवटापत्र मागण्यापूर्वी मनपाचे कर भरल्याचे दाखला सादर करणार.

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

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

सहायक अभियंता (बांधकाम नियंत्रण)

पुणे महानगरपालिका.



(यापुढील पत्रव्यवहारात खालील क्रमांक व दिनांक याचा उल्लेख करावा.)  
महाराष्ट्र कायदेशीर मालकी हक्कांचे संदर्भ लक्षात न घेता अर्जदारास हे संमतीपत्र देण्यात येत आहे.)

## बांधकाम चालू करण्याकरिता दाखला (कमेन्समेन्ट सर्टिफिकेट)

आणि बांधकामाचे संमतीपत्र महाराष्ट्र नगर रचना अधिनियम, सन १९६६ ची कलमे ४४/४५/५८/६९ रांतील आणि मुंबई प्रांति  
अधिनियम, सन १९४९ ची कलमे (सेक्शन २५३ व २५४ यांतील तरतुदीप्रमाणे खालील अटीवर देण्यात येत आहे.

बांधकाम नियंत्रण कार्यालय

पुणे महानगरपालिका  
शिवाजीनगर, पुणे - ५.

W/0037/04  
ised

क्रमांक: CC/2184/04

दिनांक: 14/09/2004

Atul J

बारा ता. स. श्री. Choudhari M.B.

यांस

301 Laxmi Vihar Bhandarkar Road Pune 4

बराक सर्फे न.

महाराष्ट्र नगर रचना अधिनियम, सन १९६६ ची कलमे ४४/४५/५८/६९ व मुंबई प्रांति महानगरपालिका अधिनियम,  
तमे २५३/२५४ प्रमाणे पुणे महानगरपालिकेच्या सीमेतील  
पेठ Raviwar Peth बराक सर्फे न. 439/-

६ - प्लॉट ६ -

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

हचतो. त्यावरून काम करण्यास खाती लिहिलेल्या सुचना व सर्व अटीवर तुम्हास संमतीपत्र देण्यात येत आहे.  
कारण योजना अन्वये महाराष्ट्र सरकारने दि. ५/१/१९८७ या दिवशी मान्य केला आहे. त्यास अनुसरून नवीन कामास काही उपसर्ग पोहोचत  
सुद्धा होत असल्यास त्याप्रतीत्यर्थ कोणत्याही प्रकारची भरपाई लागणार नाही व ती देण्याची जबाबदारी महानगरपालिकेवर नाही.  
दुरुस्त नकाशात बांधकामाप्रमाणे काम केले पाहिजे.  
आवक्यावर सेट-बॅक, मार्जिनल ओपन स्पेसिस इ. बाबी बांधकाम नियंत्रण कार्यालयाकडून तपासून घ्याव्यात. त्याशिवाय जात्यावरील काम सुरू करू नये.  
मिथ्या (भूमिप्राप्ति) यांच्या कार्यालयामार्फत रस्त्याची प्रमाणरेषा जागेवर आखून घेणार व मगच बांधकाम सुरू करणार या अटीवरच हे संमतीपत्र देण्यात

महाराष्ट्र मान्य लिहिलेल्या / चिह्नकटवलेल्या अटीवर हे संमतीपत्र देण्यात येत आहे.  
र नवीन इमारत बांधण्यात आली आहे त्या इमारतीचे भोगवटापत्र मागण्यापूर्वी प्रत्येक मालकाने इमारतीसमोर कांपाउंड वॉलच्या आत व बाहेर किमान चार झाडे  
वसविण्याच्या दृष्टीने योग्य ती व्यवस्था व खबरदारी घ्यावी. त्याशिवाय ऑक्झुपन्सी सर्टिफिकेट (भोगवटापत्र) मिळणार नाही. रस्त्यावरील झाडांना  
रक्षण कुंपण अर्जदारास करावयाचे आहे.  
भोगवटापत्र देताना रस्त्यावरील व आतील वाजून टाकण्यात आलेले इमारतीचे अवशिष्ट सामान व राडारोडा उचलून जागा साफ केल्याशिवाय अर्जाचा विचार  
गर नाही. राडारोडा कोठे टाकवा याबाबत घरपाडी विभागामार्फत मार्गदर्शन केले जाईल.  
करण्यापूर्वी मा. नगर उपअभियंता (जलोत्सारण) व (पाणीपुरवठा) यांच्याकडे नकाशे दाखल करून संबंधित कामाकरिता पूर्वमान्यता घेतल्याखेरीज जागेवर  
काम सुरू करू नये.  
बांधकाम सुरू करताना संबंधित जागेमध्ये झाडे असल्यात ती द्री ऑथॉरिटीची पूर्वपरवानगी घेतल्याशिवाय तोडू नयेत; अन्यथा कायदेशीर कारवाई करण्यात येते  
वाद घ्यावी.

भवन नियंत्रण खात्याने जारी केलेली टेक्निकल परवानगी दिली असली तरी ड्रेनेजविषयी मा. नगर उपअभियंता (जलोत्सारण विभाग) यांच्याकडे नकाशे दाखल करून  
वी मंजुरी घेतल्याखेरीज सेप्टीक टँक अगर ड्रेनेजसंबंधी बांधकाम सुरू करू नये व ऑक्झुपन्सी सर्टिफिकेट मागण्यापूर्वी ड्रेनेज कामाचा पूर्णत्वाचा दाखला हजर करण्यात  
ये.  
बांधकाम नकाशात पाडणार म्हणून दर्शविले आहे. ते प्रथम पाडून मग नवीन कामाला सुरुवात करणार.  
मालकी हक्काबाबत व इतर कोणत्याही प्रकाराबाबत व ल्होबाबत वाद निर्माण झाल्यास त्यास अर्जदार जबाबदार राहणार.  
महाराष्ट्र कायदेशीर मालकी हक्कांचे संदर्भ लक्षात न घेता अर्जदारास हे संमतीपत्र देण्यात येत आहे. जुने संडास व मोरी असल्यास याप्रमाणे संडास, मुतारी बांधण्याची  
स नाही.  
वडापत्र मागण्यापूर्वी मनाचे कर भरल्याचा दाखला सादर करणार.

व सीप्राक्रमाने उभार करताना नगररचना अधिनियम अन्वये त्यास अनुसरून केलेले नियम व पोटनियम यांचा भंग होता कामा नये.  
संमतीपत्राविषयी कोणी शंका येत असेल तर कामात आरंभ झाल्यापूर्वी महानगरपालिकेकडे तसे कळवून स्पष्टीकरण करून घ्यावे.

*Banodhe*  
सहाय्यक अभियंता (बांधकाम नियंत्रण),  
पुणे महानगरपालिका.

इमारत निरीक्षक,  
नगर नियंत्रण कार्यालय.



(यापुढील पत्रव्यवहारात खालील क्रमांक व दिनांक यांचा उल्लेख करावा.)  
(इमारतीच्या कायदेशीर मालकी हक्कांचे संदर्भ लक्षात न घेता अर्जदारास हे संमतीपत्र देण्यात येत आहे.)

## बांधकाम चालू करण्याकरिता दाखला (कमेन्समेन्ट सर्टिफिकेट)

दाखला आणि बांधकामाचे संमतीपत्र महाराष्ट्र नगर रचना अधिनियम, सन १९६६ ची कलमे ४४/४५/५८/६९ रांतील आणि मुंबई प्रांति  
अधिनियम, सन १९४९ ची कलमे (सेक्शन २५३ व २५४) यांतील तरतुदीप्रमाणे खालील अटीवर देण्यात येत आहे.

RVW/0037/04  
Revised

बांधकाम नियंत्रण कार्यालय

पुणे महानगरपालिका  
शिवाजीनगर, पुणे - ५.

क्रमांक : CC/2184/04

दिनांक : 14/09/2004

संमती. Shah Atul J

बारा ला . स . श्री. Choudhari M.B.

यास

पुणे, पेठ 301 Laxmi Vihar Bhandarkar Road Pune 4

बरांक सर्व्हे न.

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

पेठ Raviwar Peth

बरांक सर्व्हे न. 4391-

त प्लॉट क्र. - प्लॉट क्र. -

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

अशी पोहचली. त्यावरून काम करण्यास खाली लिहिलेल्या सुचना व सर्व अटीवर तुम्हास संमतीपत्र देण्यात येत आहे.

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

वीन / दुसऱ्या नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.

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

५ अभियंता (भूमिप्राप्ति) यांच्या कार्यालयामार्फत रस्त्याची प्रमाणरेषा जागेवर आखून घेणार व मगच बांधकाम सुरू करणार या अटीवरच हे संमतीपत्र देण्यात

नकाशावर मागे लिहिलेल्या / चिह्नटवलेल्या अटीवर हे संमतीपत्र देण्यात येत आहे.

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

१. भोगवटापत्र देताना रस्त्यावरील व आतील काजूस टाकण्यात आलेले इमारतीचे अविशिष्ट सामान व राडारोडा उचलून जाणा साफ केल्याशिवाय अर्जाचा विचार  
गर नाही. राडारोडा कोठे टाकवा याबाबत घरपाडी विभागामार्फत मार्गदर्शन केले जाईल.

२. करण्यापूर्वी मा. नगर उपअभियंता (जलोत्सारण) व (पाणीपुरवठा) यांच्याकडे नकाशे दाखल करून संबंधित कामाकरिता पूर्वमान्यता घेतल्याखेरीज जागेवर

३. काम सुरू करू नये.

४. बांधकाम सुरू करताना संबंधित जागेमध्ये झाडे असल्यास ती ट्रि अर्थॉरिडीची पूर्वपरवानगी घेतल्याशिवाय तोडू नयेत; अन्यथा कायदेशीर कारवाई करण्यात येते  
५. नद घ्यावी.

६. नियंत्रण खात्याने जारी सेप्टीक टँकसाठी परवानगी दिली असली तरी ड्रेनेजवियची मा. नगर उपअभियंता (जलोत्सारण विभाग) यांच्याकडे नकाशे दाखल करून  
७. मंजुरी घेतल्याखेरीज सेप्टीक टँक अगर ड्रेनेजसंबंधी बांधकाम सुरू करू नये व ऑक्युपन्सी सर्टिफिकेट मागण्यापूर्वी ड्रेनेज कामाचा पूर्णत्वाचा दाखला हलर करण्यात

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

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

१०. तारांच्या सोयीसाठी जागेवर किमान एक संडास व एक मुतारी सात्वस्त्या स्वरूपाची पांघोली पाहिजे. जुने संडास व मोरी असल्यास याप्रमाणे संडास, मुतारी बांधण्याची

११. नाही.  
१२. वटपत्र मागण्यापूर्वी मनाचे कर भरल्याचा दाखला सादर करणार.

१३. संमतीपत्रप्रदानाने काम करताना नगररचना अधिनियम अगर त्यास अनुसरून केलेले नियम व पोटनियम यांचा भंग होता कामा नये.  
१४. संमतीपत्रप्रदानाची कोही शंका येत असेल तर कामात आरंभ करण्यापूर्वी महानगरपालिकेकडे तसे कळवून स्पष्टीकरण करून घ्यावे.

इमारत निरीक्षक,  
काम नियंत्रण कार्यालय.

Bhandarkar  
सहाय्यक अभियंता (बांधकाम नियंत्रण),  
पुणे महानगरपालिका.



**पुणे, महानगरपालिका**

शिवाजीनगर, पुणे ४११००५.

वांधकाम नियंत्रण

वांधकाम नियंत्रण कार्यालय  
क्रमांक : १८०/१४/४१५४

०००३५०७

दिनांक : २७/३/०६

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

**भोगवटा पत्र पुणे.**

सी. / सीमा

राहणार

अनुक. के. डा. CPAN Co. सी. एम. जी. चिखरी  
३०९ फ्लॅमी व्हार, सांगरकर रोड फ्ले ४

रॉस -

- आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलमे २६३ / २६४ व एम. आर. टी. सी. क्र. ४५/६९ प्रमाणे पुणे, पं. ४५/६९ सव्हे क्र. १

इकडील संमती पत्र / कमेन्समेंट सर्टिफिकेट क्रमांक ८५१५१४ दिनांक १४/०६/२००५ यंत्रणेने देण्यात आली आहे. सदरील संमती पत्र / कमेन्समेंट सर्टिफिकेट प्रमाणे सर्व

काही भागाचे काम पुरे झाल्यावर व सदर नवीन बांधलेल्या इमारतीचा जागा उपयोगात आणण्यास संमती मिळण्याबाबत दिनांक २५/१०/२००५ रोजी अर्ज केल्यावरून आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलम २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या अटीवर पुढील वर्गनाचा इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.

उपयोगात आणायच्या बांधकामाचे वर्गन

मान्य नकाशाभाषे :-

- अ) होटर वाड्ड फ्लोअर :- सर्व मार्जिन एल वॉल टिअर
- ब) कम्पस वाड्ड फ्लोअर :- एक डोव्हम (वॉल मजला)
- क) पॅटिअ मजला :- सी. ऑफिस क. ७ ७
- ड) क्वॉर मजला :- निपासी वाळा क. ७
- ई) लिटिल मजला :- निपासी वाळा क. ७
- फ) चीथा मजला :- निपासी वाळा क. ७ पार्स

- १) नटीच्यात अन्य नकाशाविरुद्ध कोणतीही बांधकाम (उदा. सर्व मार्जिनल अंतरात व टेरेसवरील शेड, पार्किंग वॉल करून अन्तर ग्रील लावून पार्किंग बंदिस्त करणे इ.) केल्यास, कोणतीही पूर्व सूचना न देता सदरची संपूर्ण अवधिकृत बांधकामे पाडण्यात येतील व त्याप्रित्यर्थ येणारा संपूर्ण स्वर्ध पल्लटधारक / मालक बांधकाम करणात येईल.

सहायक अभियंता,

वांधकाम नियंत्रण क्र.

पुणे महानगरपालिका.



# मालमत्त पत्रक

तालिका/न.भू.मा.स - न.भू.अ.क्र. - १

विज्ञा - पूर्ण

प्रामाण्यपत्रावल्या आकाराचा कृपया वाचून घ्या  
याप्रमाणे अटीतल्या फेर पाहण्याची विनंती

[२०००, याई १७५५]  
चौ.मि. १४६.३

गवळण यागवार्धने

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



व्यवहार	खंड क्रमांक	नॉर्मन घारक (भा) पट्टेदार (प) कित्या भार (भा)	सादतांकन
२०/१२/१९५१ वाटणीपत्र रामचंद्र दामोदर गोळे, दामोदर रामचंद्र गोळे व सितारवाई भ्र. रामचंद्र गोळे यांच्यात र. रु. २५,०००/-	१०८० (२) २/११.५१	H स्नेहलता भ्र. पांडुरंग रामचंद्र गोळे	महो - Supdt.
०५/१०/१९८८ ख.ख.रु. रु. १,२५,०००/- २०.८.८२ स्नेहलतावाई पांडुरंग गोळे यांचेपासून S. I.	HVL-II/५५१३ -१.९.१९८२	H दि नॅशनल मार्केटिंग कंपनी (इंडिया) या नांवाची भागीदारी पत्रमं तर्फे घटना एम. शहा	महो - नि.नि.भू.अ.तया न.भू.अ.२पुणे
३०/११/१९९३ युनियन बँक व श्री. वचन एम. शहा यांचे दरम्यान दि. २३.१.९३ चे मेमोरॅण्डम अन्वये र.रु. ८,००,०००/- च्या बोजापोटी नोंद दाखल (फे.फा.नं. २०७)	S. I.	H युनियन बँक ऑफ इंडिया	महो - नि.नि.भू.अ.तया न.भू.अ.२पुणे
३०/०८/१९९४ युनियन बँक व श्री. वचन एम. शहा यांचे दरम्यान दि. २.१२.९३ चे मेमोरॅण्डम अन्वये र.रु. ४,००,०००/- च्या बोजापोटी नोंद दाखल (फे.फा.नं. २८७)		E युनियन बँक ऑफ इंडिया	महो - नि.नि.भू.अ.तया न.भू.अ.२पुणे
२७/०२/२००४ न.भू.क्र.४३९ क्षेत्र १४६.३ चौ मी संपूर्ण मिलकत दि नॅशनल मार्केटिंग कंपनी (इंडिया) या नांवाची भागीदारी फर्म तर्फे श्री वचन एम शहा यांच्या कडून	र द अ नं ६९२४/२००३ दि २४.१२.२००३	धा श्री. अतुल जिनदत्त शहा	फे.रपार क्र. ३८० अन्वये महो - न.भू.अ.क्र. २पुणे

तपासणी करणारा -

खरी नक्कल -

न.भू.अ.क्र. - २  
टोकन नंबर - ५१६९  
अर्थ विभाग -  
माहिती विभाग - १३१२११५  
नियंत्रण विभाग - १६१२११५  
५०८  
५  
५१६९  
५१६९  
५१६९

पावती

नोंदणी 39  
Regn. 39 M

पावती क्र. : 6960

दिनांक 24/12/2003

हवल2 - 06924 - 2003

अभिहरतांतरणपत्र

रविवार पेठ  
हवलाचा अनुक्रमांक  
हवलाचा प्रकार

दर करणाराचे नाव: श्री अतुल जिनदत्त शहा

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

आपणास हा दस्त अंदाजे 5:10PM ह्या वेळेस मिळेल

दुसऱ्या निबंधक

हवेली 2 (कसबा पेठ)

सह-दुसऱ्या निबंधक  
हवेली क्र.-२ पुणे

बाजार मुल्य: 2280950 रु. मोबदला: 3800000 रु.

भरलेले मुद्रांक शुल्क: 380000 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

किंवे नाव व पत्ता: भारतीय स्टेट बँक, सर्व्हिस ब्रेच पुणे;

डीडी/धनाकर्ष क्रमांक: 977991; रक्कम: 30000 रु.; दिनांक: 23/12/2003



गावाचे नाव : रविवार पेट

खिलेखाचा प्रकार, मोवदल्याचे स्वरूप अभिहरतांतरणपत्र  
व बाजारभाव (भाडेपट्ट्याच्या  
वावरीत पट्टाकार आकारणी देतो  
की पट्टेदार ते नमूद करावे) मोवदला रु. 3,800,000.00  
वा.भा. रु. 2,280,950.00

श्री-भापन, पोटहिस्सा व घरक्रमांक  
(असल्यास)

(3) क्षेत्रफळ

(4) आकारणी किंवा जुडी देण्यात  
असेल तेव्हा

(5) दस्तऐवज करून देण्या-या

पक्षकाराचे व संपूर्ण पत्ता नाव किंवा  
दिवाणी न्यायालयाचा हुकुमनामा  
किंवा आदेश असल्यास, प्रतिवादीचे  
नाव व संपूर्ण पत्ता

(6) दस्तऐवज करून घेण्या-या

पक्षकाराचे नाव व संपूर्ण पत्ता किंवा  
दिवाणी न्यायालयाचा हुकुमनामा  
किंवा आदेश असल्यास, वादीचे नाव  
व संपूर्ण पत्ता

- |                                      |               |              |
|--------------------------------------|---------------|--------------|
| (7) दिनांक                           | करून दिल्याचा | 24/12/2003   |
| (8)                                  | नोंदणीचा      | 24/12/2003   |
| (9) अनुक्रमांक, खंड व पृष्ठ          |               | 6924 /2003   |
| (10) बाजारभावाप्रमाणे मुद्रांक शुल्क |               | रु 380000.00 |
| (11) बाजारभावाप्रमाणे नोंदणी         |               | रु 30000.00  |
| (12) शेरा                            |               |              |

(1) वर्णन: विभागाचे नाव - विभागाचे नाव : ( वि.क्र.6) रविवार (पुणे महानगरपालिका),  
उपविभागाचे नाव - 5/107 - वागडे रस्ता व सुमानशा रस्त्यावरील मालमत्ता फटके  
हौदचौकापासून सोन्यामारुती चौकापर्यंत (रविवार पेट) शि.स. नं. 439 रविवारपेट  
यांसी क्षेत्र 146.3 चौ.मी. या मिळकतीवर असलेली 74 वर्ग पुर्वीची जुनी दगड माती मधील  
वांधलेली इमारत यांसी क्षेत्र 114 चौ.मी. व इतर सर्व हक्कासहित.  
(1) मिळकतीचे एकूण क्षेत्रफळ 146.3 चौ.मी. आहे, व वांधकामाचे एकूण क्षेत्रफळ 114 चौ.मी.  
आहे.  
(1)-

(1) नॅशनल मार्केटिंग ऑण्ड कंपनी तर्फे भागीदार श्री नंदन माणिकलाल शहा ; घर/फ्लॅट  
नं: सि.टी.एस 439; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: रविवारपेट;  
शहर/गाव: पुणे ; तालुका: हवेली ; पिन: 411002.

(2) - - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -;  
शहर/गाव: -; तालुका: -; पिन: -.

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

(4) श्री वचन माणिकलाल शहा ; घर/फ्लॅट नं: सदर ; गल्ली/रस्ता: -; ईमारतीचे नाव: -;  
ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -.

(5) श्री चंदन माणिकलाल शहा ; घर/फ्लॅट नं: सदर ; गल्ली/रस्ता: -; ईमारतीचे नाव: -;  
ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -.

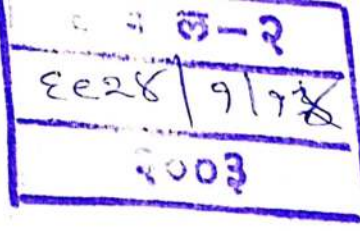
(6) युनियन बँक ऑफ इंडिया तर्फे नारायण कृष्णाजी कुलकर्णी ; घर/फ्लॅट नं: -;  
गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: रविवारपेट ; शहर/गाव: पुणे ;  
तालुका: हवेली ; पिन: 411002.

(1) श्री अतुल जिनदत्त शहा ; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; महावीर पथ ; ईमारतीचे  
नाव: -; ईमारत नं: -; पेट/वसाहत: वारामती ; शहर/गाव: पुणे ; तालुका: हवेली ; पिन: 0.



मकल कीडी सदर मकल सदरवार...अतुल शहा  
चली...यास त्याचे तारीख २४/१२/२००३  
जवत घेतली, वे अर्जा बरन...  
यास दिती तारीख २४/१२/२००३  
व. दुय्यम विवंधक हवेली घ.





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

सर्वसा. ११३ मद्.  
Gen 113 me.

मूळ प्रत [ अहस्तांतरणीय ]  
ORIGINAL COPY [ NON TRANSFERABLE ]

शासनास केलेल्या प्रदानाची पावती **फॅकॉग द्वारा सु. शु. जमा**  
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place..... दिनांक/Date **२४/१२/०३** |  
..... यांच्याकडून/  
Received from.....  
रु./Rs..... (रुपये/Rupess. **३६००००/-**)  
..... याकरिता मिळाले.  
on account of.....

रोखपास व लेखापाल  
Cashier or Accountant.

**३६**

(सही/Signature)  
.....  
(पदनाम/Designation)  
**विवाह निबंधक, पुणे**

विवाह



SUB REGISTRAR  
HAVELI-11

MAH-CCRAI0103

भारत

03337 SPECIAL महाराष्ट्र  
ADHESIVE  
147179 DEC 24 2003

**Rs. 0380000** P.B 1118

INDIA STAMP DUTY MAHARASHTRA

मो तीन लाख दिंडील जायफक

**विवाह निबंधक, पुणे**

**SALE DEED**

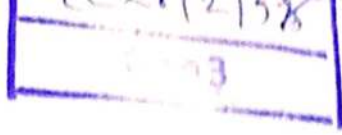
कन **अतुल ज. शिंदे**  
पत्नी **श्री. सौ. शिंदे**  
हजे **अतुल शिंदे**  
पावती क्र. **२०१५१६५** दिनांक **२४/१२/०३**  
**विवाह निबंधक, पुणे**

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





BETWEEN



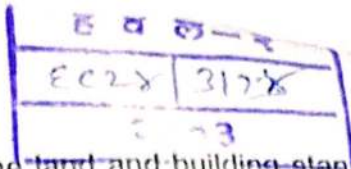
National Marketing & Co. registered Partnership firm having its office at, CTS No.438, Raviwar Peth, Pune : 411 002, by its partner 1) Shri Nandan Maniklal Shah, Age: 53 Yrs, residing at 12, Shrinivas Garden, 1145 Model Colony, Shivajinagar, Pune 411 016, 2) Shri. Bhushan Maniklal Shah, Age: 50 Yrs, residing at 1143/B, Sweta Apartments, Flat No. 8, Shivajinagar, Pune 411 016, 3) Shri. Vachan Maniklal Shah, Age: 48 Yrs, residing at 8, Yashodatta Apartments, 1137/5, Model Colony, Shivajinagar, Pune 411 016, & 4) Shri. Chandan Maniklal Shah, Age: 44 Yrs. residing at Flat No. 11, " Shravan Apartments, 6<sup>th</sup> Floor, Modibaug, Shivajinagar, Pune 411 016, hereinafter called and referred to as 'THE VENDORS' ( which expression, unless repugnant to the context or meaning thereof, shall mean and include the partners, their heirs, executors, administrators, and assigns), **OF THE FIRST PART;**

And

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

And

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



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

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

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

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

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

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

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



4  
822/198  
2003  
property to the Purchaser for total consideration of Rs. 38,00,000/-  
(Thirty eight thousand only);

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

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

a) Rs. 28,50,000/-



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

b) Rs. 09,50,000/-

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

Rs. 38,00,000/-

Total Consideration.

=====

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

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

AND the Vendor doth hereby covenant with the Purchaser that,

- (1) the Vendors now have good right, full power and absolute authority to confirm the conveyance and transfer by way of sale the said property hereby conveyed or intended so to be unto the use of the Purchaser in the manner aforesaid,
- (2) the purchaser may from time to time and at all times hereafter peaceably and quietly enter upon, occupy, or possess and enjoy the said property hereby conveyed with their appurtenances, and receive the rents, issues and profits thereof and every part thereof for her own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by her the Vendor or her heirs or any of them or by any person or persons claiming or to claim, from under or in trust for her or any of them.
- (3) the Purchaser shall hold the said property freely and clearly and absolutely exonerated, and forever released and discharged or otherwise by the Vendor and well and sufficiently saved, defended kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever had, made executed occasioned and suffered by the Vendor or by any other person claiming or to claim by from, under or in trust from her;



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

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

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

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

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

7

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

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

### SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

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

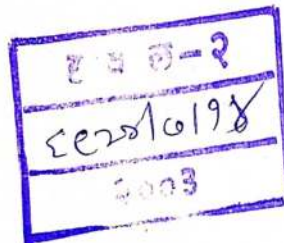
On or towards East : PMC Road

On or towards West : PMC Road

On or towards North : House No. 440

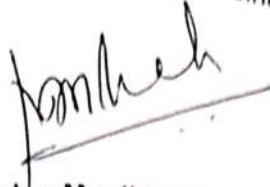
On or towards South : House No. 438

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






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

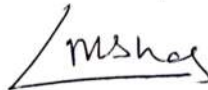


Nandan Maniklal Shah

  
Bhushan Maniklal Shah



  
Vachan Maniklal Shah

  
Chandan Maniklal Shah,

Partners of M/s. National Marketing & Co.

(Vendors)





Atul Jinadatt Shah

(Purchaser)

Narayan Krishanji Kulkarni  
Chief Manager of Union Bank of India  
(Confirming Party)

  
Witnesses

1.   
Atul Prakash Joshi (R/S)  
C-1/3 Salunke Vihar  
Pune - 411022

2.   
Anup Dittu Shah  
118 Moraji Peth  
Solapur - 413001.

१५-८२-सीएम- (सीएम) ११८  
 No. MSC-2156-S, dated 18-11-37  
 एन. क. एन. १२-१९, दि. १९-११-३७

Chandau Shah

भारतमत्सेसा रजिस्टर कार्यालय उतांग

ता. ५/११

दि. ५/११

पं. नं. १३८	पं. नं. १३८	पं. नं. १३८	पं. नं. १३८
पं. नं. १३८	पं. नं. १३८	पं. नं. १३८	पं. नं. १३८
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पं. नं. १३८	पं. नं. १३८	पं. नं. १३८	पं. नं. १३८



मध्य धारण करणान्यदि नार :-

(जोपरंत तपास लागला तोपरंत)



ह व ल-२  
 ६८२४/९/७४  
 ३

क्र.	व्यवहार	व्हॉल्यूम नंबर	नवीन धारण करणारा (धा), पट्टेदार (प), अथवा इतर बाज्या असणारा (इ)	साक्षीदाखल सही
८	२०१-२०१-२	HPL-1	म. दि. नेशनल मायक्रोफोन (इंडिया) प्रा. लि. वा. गोवा-चा	58422
	३०-१२-२००१-५५३३	५५३३	आगावारी पु. त. पु.	मि. गे. म. ३-२
	२०१/१८८	१-१	वचन, इ. म. रा. दा.	१३३३३३३३
	२०१/१८८	१-१	वचन, इ. म. रा. दा.	१३३३३३३३
	२०१/१८८	१-१	वचन, इ. म. रा. दा.	१३३३३३३३
	२०१/१८८	१-१	वचन, इ. म. रा. दा.	१३३३३३३३
	२०१/१८८	१-१	वचन, इ. म. रा. दा.	१३३३३३३३
	२०१/१८८	१-१	वचन, इ. म. रा. दा.	१३३३३३३३
	२०१/१८८	१-१	वचन, इ. म. रा. दा.	१३३३३३३३
	२०१/१८८	१-१	वचन, इ. म. रा. दा.	१३३३३३३३

मार्गे नॉमिन्ट चिन्हा का १९८२ चे दिनांक



मिळविलेला कागदोपचार

पुणे महानगरपालिका

कर आकारणी व कर संकलन कार्यालय

Year: 2003 - 2004

22/12/2003

पावती दिनांक: KAS/06/1203/14073

पावती क्रमांक:

KASABA PETH WARD

TABLE NO : 0

\* CASH\*

P-2--11--00415000

मिळविलेला कागदोपचार:

मिळविलेला दिनांक:

H NO 439 RAVIWAR PETH PUNE 411002

NATIONAL MARKETING COMPANY (INDIA)  
THE NATIONAL MARKETING COMPANY (INDIA)

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

दिनांक:

22/12/2003

धनादेश क्र.:

बँकेचे नाव व शाखा:

KASABA PETH

रोखपाल

SELF

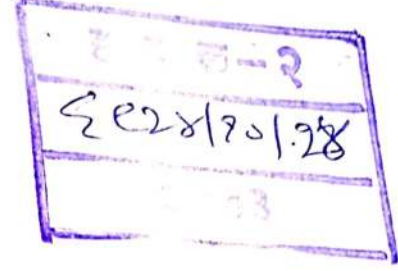
CASH

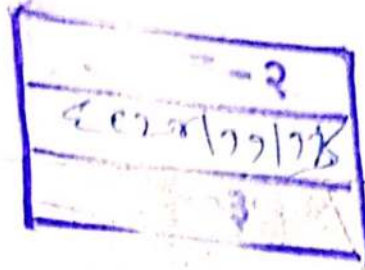
हस्ता: रोख / चेक

3,427.00 (ARREAR AMOUNT : 58.00)

एकूण रक्कम: THREE THOUSAND FOUR HUNDRED TWENTY-SEVEN ONLY

अक्षरी रुपये





पुणे महानगरपालिका  
महानगरपालिकाचे नाव श्री.  
महानगरपालिकाचे नाव श्री.

क. पा. क्र.

TB/F

244916

पुणे महानगरपालिका

महानगरपालिकाचे नाव श्री.  
महानगरपालिकाचे नाव श्री.

838

पुणे महानगरपालिका

P/2199/029400

वसुधैव कुटुम्बकम्

दिनांक 22/12/2003

पेट 2199/029400 घरांक / सर्वे नं. 838

कराचे नाव	मागील सन 2002-2002		चालू सन 2003-2003				एकूण	
	रुपये	पैसे	रुपये	पैसे	रुपये	पैसे	रुपये	पैसे
1. जनरल टॅक्स	....	....	....	....	....	....	....	....
2. पाणीपट्टी	....	....	....	....	....	....	....	....
3. सफाईपट्टी	....	....	....	....	....	....	....	....
4. ट्रीसेस	....	....	....	....	....	....	....	....
5. फायरसेस (फायर-ब्रिगेड खर्चासाठी जादा	....	....	....	....	....	....	....	....
स. स. कर)	....	....	....	....	....	....	....	....
6. जल लाभकर	....	....	....	....	....	....	....	....
7. जलनिःसारण लाभकर	....	....	....	....	....	....	....	....
8. पथकर	....	....	....	....	....	....	....	....
9. शिक्षणकर	....	....	....	....	....	....	....	....
10. रोजगार हमी उपकर	....	....	....	....	....	....	....	....
एकूण	....	....	....	....	....	....	....	....
11. नोटिस फी	....	....	....	....	....	....	....	....
12. वॉरंट इश्यू फी	....	....	....	....	....	....	....	....
एकंदर एकूण	....	....	....	....	....	....	....	....

वैधतापत्राचे रोखीने / मनि-ऑर्डरने

वैधतापत्राचे रोखीने

चेंक क्र.

ने

गोष्ट / चेंक / मनि-ऑर्डरने रक्कम मिळाल्याचा वैधतापत्राचा शिक्का

पैसे मिळाल्याचा वैधतापत्राचा शिक्का

दिनांक

मिळकतीचा सांकेतिक क्र.

टीप : रिफंडची मागणी करताना

रक्कम रुपये

रक्कम रुपये 338261

कसबा पेठ लोकिय कार्यालय

कसबा पेठ लोकिय कार्यालय, पुणे म. न. न.

पावती नं. :- 98063

दिनांक :- 22 DEC 2003

रक्कम रुपये - 338261

रोख जमा / Cash Received

रोखपाल / Cashier

पेट लेखी

स्वाक्षरी



दुय्यम निबंधकः  
हवेली 2 (कसबा पेट)

6924/2003

अभिहरतांतरणपत्र

रस्ता गांधीवारा भाग-1

हवलत

दस्त क्र 6924/2003

92192

पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

लिहून घेणार

वय 42

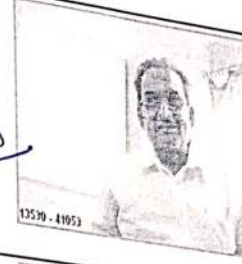
सही



लिहून देणार

वय 53

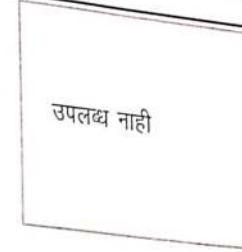
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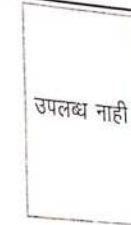
लिहून देणार

वय -

सही



उपलब्ध नाही



उपलब्ध नाही

लिहून देणार

वय 50

सही



लिहून देणार

वय 48

सही



लिहून देणार

वय 44

सही



श्री भुषण गांधीकलाल शहा

घर/फ्लॅट नं: सदर

रस्ता:

प्रीचे नाव:

1 नं:

साहत:

गाव:

ज:

श्री वंदन गांधीकलाल शहा

घर/फ्लॅट नं: सदर

रस्ता:

प्रीचे नाव:

1 नं:

साहत:

गाव:

ज:

श्री वंदन गांधीकलाल शहा

घर/फ्लॅट नं: सदर

रस्ता:

प्रीचे नाव:

1 नं:

साहत:

गाव:

ज:



दस्त गोषवारा भाग-1

हवेली 2

दस्त क्र 6924/2003

१३/१०

दुय्यम निबंधकः

हवेली 2 (कसबा पेठ)

6924/2003

प्रकार : अभिहरतांतरणपत्र

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

मान्यता देणार

वय 53

सही

M. Omkar



पक्षकाराचे नाव व पत्ता  
श्री. नारायण बक ऑफ इंडिया तर्फे नारायण कृष्णाजी  
दर घरेलू नं. -  
रस्ता -  
पेठ नं. -  
हवेली 2, रविवारपेठ  
गाव, पुणे  
हवेली





दस्त गोपवारा भाग - 2

दिनांक : 24/12/2003 या गोपवारा  
मोबदला 3800000 भरलेले मुदतक शुल्क : 3800000  
दिनांक : 24/12/2003 04:48 PM  
दिनांक : 24/12/2003  
मोबदला करणः मागी राही :

10.1.

हस्ताक्षर  
दस्त समीक (5924/2003)  
मागील (5924/2003)  
मागील (5924/2003)  
मागील (5924/2003)

30000 नोंदणी फी  
280 नोंदणी फी (अ. 11(1)), पुस्तकावली नोंदणी  
(अ. 11(2)),  
रजवात (अ. 12) व भागवितरण (अ. 13)  
एकत्रित फी  
30280: एकूण

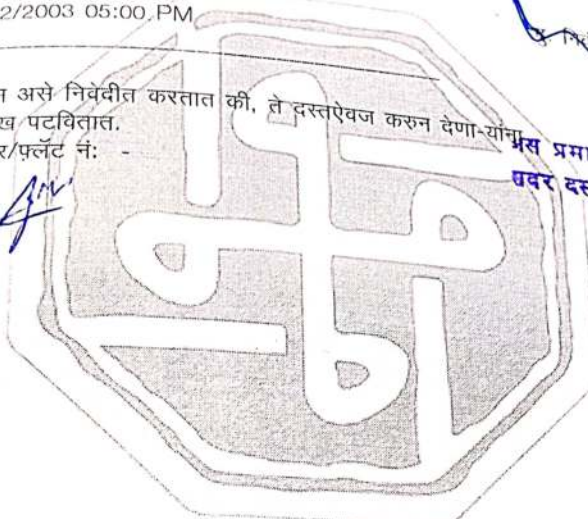
नियंदावली सही, हवेली 2 (कसबा पेठ)

स प्रमाणित करण्यात येते की,  
दस्त एवजात एकूण 30 पोने आहेत.

सह. दुय्यम निबंधक  
हवेली क्र. 2

हाहले नंबराज पुस्तकाधि  
नंबरी नोंदल

सह. दुय्यम निबंधक हवेली  
दिनांक- 28/12/03



सदर दस्तची नोंदणी फी रु. 30000.  
इतकी 22 रु. वॉकेची डी.पी. ऑर्डर  
द. 177591 दिनांक 28/12/03 आदी  
कली असून सदरची नोंदणी गोपवारात  
समाशोधनाच्या अधिन राहून दस्तची नोंदणी  
कली आहे.

सह दुय्यम निबंधक हवेली 2.

