CHALLAN MTR Form Number-6

GRN MH001247775201617E BARCODE IIII	##		Date 24/	/05/2016-16:05:10 Form ID
Department Inspector General Of Registration		Pa	ayer Details	
Type of Payment Search Fee		TAX ID (If Any)		
Other Items		PAN No. (If Applia	cable)	
Office Name HVL2_HAVELI 2 JOINT SUB REGISTRAR		Full Name A		ADV GULABRAO BAJIRAO GAWADE
Location PUNE		-		
Year 2016-2017 Specific From 01/01/1987 To	24/05/2016	Flat/Block No.		CTS NO. 439 AREA 146.3 SQ.MTRS
Account Head Details	Amount In Rs.	Premises/Buildir	ng	
0030072201 SEARCH FEE - 750.00		Road/Street		RAVIVAR PETH
		Area/Locality		PUNE
		Town/City/Distr	ict	
a **		PIN		4 1 1 0 0 1
		Remarks (If Any)		
		SEARCH RECEIPT		
		Amount In	Coven Hun	adred Fifty Purpose Only
		Amount In	Seven Hun	dred Fifty Rupees Only
Total •	750	.00 Words		
Payment Details STATE BANK OF INDIA	1		FO	R USE IN RECEIVING BANK
Cheque-DD Details		Bank CIN	REF No.	00040572016052498039 CK93690163
Cheque/DD No		Date 24/05/2016-16:05:54		24/05/2016-16:05:54
Name of Bank		Bank-Brand	Bank-Branch STATE BANK OF INDIA	
Name of Branch		Scroll No.	Date	Not Verified with Scroll

Mobile No.: Not Available

HRI. 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'

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

			documents scrutini	zea-seriamy	re ori	ginals or
	Zart	inulars of the	ents verified and as to extracts duly certified. and/ revenue/ other aut	o whether the	als of	r certified
4.	Ta) Paru	of docume	ents verified.	Note : Only ong	ad	2011
•	(a) Nat	ure	extracts duly certified. and/ revenue/ other aut	porities be examin	ieu.	
	copies	or registration	ad/ revenue/ other au-	Home	In	case of copies
	from th	ne registering/la		O dain all Col		that the oliulial \
	from.		Name/ Nature of		WAS	ecrutinized by the
	Sr	Date	· the Document	certified	Was	Advocate.
	NO	1		extract/	i e	/ 10
	NO	(6	Photocopy		
		()		etc.		Yes
			Property Tax	Photocopy		Yes
	1	2015	Property .	Photocopy		Yes 9
	1		Property card	1		
	2	02/09/2004	I doed Hav-IIV.	*		Yes
	3	02/09/200	(or no 55/1/2007)	Photocopy		163
		-2/09/2015	Notice of intimation	Filoto		Voc
	4	26/08/2015	11 no Q Sr	Photocopy		Yes
		14/09/2004		PHOLOGOTA		
	5	191.04130420300000	nlan		+	Yes
		10/0/2001		d Certified	4	Yes
	6	10.0	c - II title deciliile	CITICO CIT	1	
5.	Whether	er ceruneu	opy of all title documents of all title docum	ompared with	2	
	from the	ie relevant sub	Jingion I the prof	nosed mortgagor	•	
	PIPASE	e also eliciose	C all oddi.	pies and relevan	11	
	(Pitaso	e also enclose ceipts along wit	th the TIR.)			Yes
6.	a)Whet	ther the recor	ds of registrar office	or revenue	10	
					2	
	for verif	ification through	any offillie portar or	1 001111	_	
	h)If cuo	ch online/com	nuter records are a	vailable, whether	er	Yes
1	b)II suc	:h omineroom	cross checking are n	made and the		
1	any ven	ents/ findings in	this regard	nuus		
ľ	COULLIE	MIS/ Illiumgs ii	1 IIIIS regard.	in nossible	to	Yes
ľ	c)Whetr	ner the genuii	neness of the stamp	paper is possible	har	
ľ	be got 1	verified from	any online portal	and it so when)EI	
5	such ver	rification was	made?	il disting o	- 1	Haveli No.1 to 27 Sub-
			s security falls within	the jurisaiction of	1 1.	
M	which su	ub-registrar of	ffice?			Registrar office
			sible to have registr			Haveli No.1 to 27 Sub-
			roperty in question,			Registrar office
			r/district registrar/reg			
p	olease na	name all such	offices?	1.5		
f	Whethe	er search has	s been made at all th	he offices named	d at	Yes
	b) above		, 50011 11.222	lo offices	1 4	100
			arches in the offi	e of regiet	- ring	NIa
9	//VVIICU	er the sea	IfChes in the one	ices of registe	ering	No
4	utnonue	es or any ou	her records reveal re	egistration of mu	Itipie	;
	itle doci	uments in res	spect of the property	in question?		
3.	Chain of	f title tracing	the title from the old	dest title deed to	the	Enclosed herein below
lie	ומופטו ווו	ne deed esta	ablishing title of the	property in aug	etion	ac detailed in tracing a
1	110111 111	ic predecess	SOIS IN TITIE/INTEREST	to the current	+ +;+1-	- L:LI -
	Piolaci.	And whereve	er Wilhor's interest o	or other alas and		
	depend	ding on the r	pood for all	or a further pe	eriod	d,
	Title.In	Case of man	need for clearance	of such clog of	n the	e // #
	KS.7.0	00 croro and	in the officied as	security for load	ne o	-#
	period	d of not less	above, search of title than 30 years is r	el encumbrances	for	4%
1	Shee'	ts may be use	above, search of title than 30 years is red)	mandatory (Ser	101	a
9.	Natur	re of Title of	the intended Mortga ership rights, Leaseh	managery. (Och)arau	e //
	(Whe	ther full	Tile Intended Mad			Control Value
	Pos	sessory Right	the intended Mortga ership rights, Leaseh ts or Inam Holder or ther;	old Rights Occur	ореп	Party has ownership
10	o lifte	1 - 10-20	is of tham Holder or	Govt Granton	panc	right by way of
	alk	ease Door Hiet	ther:	Covi. Granice/A	llotte	registered sale deed
100	1	ease Deed is d	ther; duly stamped and regi			3000
			- Day and			THE RESERVE THE PARTY OF THE PA

	3	Not	applicable
	b)lessee is permitted to mortgage the Leasehold right,	Not	applicable
	c)duration of the Lease/unexpired period of lease, d)if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage		
	by Sub- Lessee also. B) Whether the leasehold rights permits for the creation of		ot applicable
	any superstructure (if applicable)? (i) Right to get renewal of the leasehold rights and nature		ot applicable
	thereof. If Govt.grant/ allotment/Lease-cum/Sale Agreement, whether;		lot applicable
11.	grant/ agreement etc. provides for alienable rights to	N	lot applicable
	the mortgagor with or without conditions, the mortgagor is competent to create charge on such	1	Not applicable
	whether any permission from Govt. or any other authorities required for creation of mortgage and if so whether such	h	Not applicable
	valid permission is available.	(Ownership right
12.	If occupancy right, whether; a)Such right is heritable and transferable,		Yes
	be erected		Yes
13.	b)Mortgage can be created. 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 to be followed including to such conclusion.	re ed	Not applicable
14.	and the reasons for coming to such as		Not applicable
100000		d;	Not applicable
	a) The Gift/Settlement Deed is duly stamped and registere b) The Gift/Settlement Deed has been attested by two		Not applicable
	witnesses	se.	Not applicable
	witnesses c) The Gift/Settlement Deed transfers the property to Done	ia	Not applicable
			e produced to the
	the Giff/Settlement Deed of by a ser		Not applicable
	e)Whether there is any restriction:		11. Lea-Backle
	the gift/settlement deed in queen in a state gifted proper	ertv:	Not applicable Not applicable
	the gift/settlement deed in question; f) Whether the Donee is in possession of the gifted proper g) Whether any life interest is reserved for the Donor any other person and whether there is a need for any other person and the person are person and the person and the person and the person are person are person and the person are person and the person are person and the person are person are person are person and the person are person	or her	Not applicable
	person to join the creation of mortgage;		Not applicable
15.	h)Any other aspect affecting the value, passed through the gift/settlement deed. passed through the gift/settlement deeds, whether the more of partition/family settlement deeds, whether more of partition/family settlement deeds.	odality	Not applicable
	mortgage. Letter has been effected and wheth	ner the	
	ion and ellipyllicities		1
	the partition made is valid	ind th	ic i
	i a monidatione		
		rmaliti	es
G. A	decree has become final and all other		
	are completed/ complied with.	execut	ted
1			nai
1	in counter parts or in more than	ges?	

	4	
6.	Whether the title documents include any testamentary documents /wills? (a)In case of wills, whether the will is registered will	Not -
	unregistered will? (b)Whether will in the matter needs a mandatory proband if so whether the same is probated by a competent country and if so whether the same is probated by a competent country the basis of will?	pate Not applicable purt?
	(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 Not applicable
	(f)What are the circumstances and/or documents to establish the will in question is the last and final will the testator? (Commentson the circumstances such as the availability	
	a declaration by all the beneficiaries about the genuinene	ss/ Not applicable
	validity of the will, all parties have acted upon the will, et	c.,
	which are relevant to rely on the will, availability	of
	Mother/Original title deeds are to be explained.)	
17.	(a)Whether the property is subject to any wakf rights?	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?	n Not applicable
40	(c)Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	
18.	(a)Where the property is a HUF/joint family property mortgage is created for family benefit/legal necessity whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	
19.	(b)Please also comment on any other aspect which may adversely affect the validity of security in such cases?	1.1
	(a)Whether the property belongs to any trust or is subject to the rights of any trust?	11
	(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
0.	(d)Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	- Philosopic
	(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	Not applicable
	ensure the validity of the title and right to enforce the mortgage?	Not applicable
	c)In the case of conversion of Agricultural land for Commercial purposes or otherwise, whether requisite	As Property comes under CTS no.439
	procedure followed/permission obtained.	therefore no
1.	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz.Agricultural Laws, weaker Sections, minorities, Land Laws SEZ regulations, Costal Zone Regulations, Environmental	Not applicable
2.	Clearance, etc.), (a)Whether the property is subject to any pending or proposed land acquisition proceedings?	No

9	5	
(b)Whether any search/enquiry is made with the Land	
3.	Acquisition Office and the outcome of such search/enquiry. (a)Whether the property is involved in or subject matter of	No No
	any litigation which is pending or concluded?	
	(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	No
	(c)Whether the title documents have any court seal/marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/marking.	No
4.	(a)In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	No
	(b)Property belonging to partners, whether thrown on hotchpot?Whether formalities for the same have been completed as per applicable laws?	Not applicable
	(c)Whether the person(s) creatingmortgage has/have authority to create mortgage for and on behalf of the firm.	Not applicable
25.	the Borrowing powers, Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar(ROC),	'es,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, NOC: Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units(Builder's POA) or (ii) other type of POA (Commo	/ H S f
	POA). (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	
	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?	Not applicable
	iii.Whether the POA is a special or general one? iv.Whether the POA contains a specific authority	for
G	execution of title document in question? (f)Whether the POA was in force and not revoked or has become invalid on the date of execution of the document in question? (Please clarify whether the same has be ascertained from the office of sub-registrar also?)	ent No een
# 11 ·	(g)Please comment on the genuineness of POA?	Not applicable

	Urban land osili	
Sc	Urban land ceiling clearance, whether required and if	
(t) Whether No Objection Certificate under the Income Tax	Not applicable
A	ct is required obtain Certificate under the Income T	
34. D	etails of DTO	
p	etails of RTC extracts/mutation extracts/Katha extracts	Not applicable
35. V	ertaining to the property in question.	
50. V	Whether the name of mortgagor is reflected as owner in Real Whether the property in question. Real Whether the property in question.	00.5
20	he revenue/Muncipal/Village recorded as owner in Re	evision extract of
36. (a)Whether the property offered as security is clearly	unicipal council
9	emarcated? Property offered as security is clearly	
(b)Whether the demarcation/	Yes
l i	b)Whether the demarcation/ partition of the property s legally valid?	V
	5-17 LT 1-17/19/07/17	Yes
(0	Whether the property has clear access as per	
d	ocuments?	Vaa
		Yes
	Whether the property can be identified from the	
	following documents, and discrepancy/doubtful	
	circumstances is	
1	any revealed on such assuting	200
1 1	a)Document in relation to electricity connection;	Yes
	b)Document in roleting connection;	
	(c) Document in relation to water connection;	Yes
1	(O)Document in relation to a	Yes
	applicable;	House to
	(d)Other utility bills, if any.	House tax receipt
38.		
	In respect of the boundaries of the property, whether there is a difference/discrepancy in any first the property.	
	there is a difference/discrepancy in any of the title documents or any other documents (such as the context of	No
	documents or any other documents (such as valuation	
39.	If the value (
	If the valuation report and/or approved/ sanctioned plans are made available, please comment and plans	
	are made available, please comment on the same including the comments on the description.	No
	including the comments on the description and boundaries of the property on the said document and the training that it is a said document and the training t	
	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 TID.	
	available at the time of preparation of TIR, please provide these comments subsequently on making the	
	these comments subsequently, on making the same available to the advocate.)	
40.	Any har/restriction for	
	Any bar/restriction for creation of mortgage under any local or special enactments, details of any	N Love
	of documents navment of details of proper registration	No
41.	of documents, payment of proper stamp duty etc.	
	will be able to enforce SAREESI	Yes
42.	Act, if required against the property off	
42.		
	and other requirements for creation of a proper, valid and enforceable mortgage by denosit of section to a proper, valid and	
	enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be extracts duly	No
	LI MILLION OLO I	
	Bank in this	
40	Bank in this regard.	
43.	Bank in this regard. Whether the governing law/constitution to be taken by the	
43.	Bank in this regard. Whether the governing law/constitutional documents of the mortgagor(other than patural pasural)	Mr.Atul Jindatta Shah
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 by the	Mr.Atul Jindatta Shah
	Bank in this regard. 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
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 Additional aspects relevant for investigation	Mr.Atul Jindatta Shah
44.	Bank in this regard. 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. Additional aspects relevant for investigation of title as per local laws.	Mr.Atul Jindatta Shah
	Bank in this regard. 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. Additional aspects relevant for investigation of title as per local laws.	Mr.Atul Jindatta Shah
44.	Bank in this regard. 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. Additional aspects relevant for investigation of title as per local laws. Additional suggestions, if any to safe guard the interest of Bank/ ensuring the perfection of security.	Mr.Atul Jindatta Shah Not applicable Bank should create
44.	Bank in this regard. 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. Additional aspects relevant for investigation of title as per local laws. Additional suggestions, if any to safe guard the interest of Bank/ ensuring the perfection of security.	Mr.Atul Jindatta Shah

Tracing of Title

While taking search of the record it is found and observed that CTS No SHR. admeasuring 146.03 Sq.mtrs out of that building constructed admeasuring 114 B.sc roll.

Sq.mtrs situated at Raviwar Peth was owned and possessed by Mrs.Snehlata D. Gole and effect of said entry is recorded to the record of rights by M.E.no.1080.in property card extract on dt.20/12/1951.

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

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

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

Hence, this search report.

Date: 24/05/2016

Place: Baramati.

9

70.A35-3

OUDI	CB	GA	WADE	
SHKI.	G. D	. GA	WADE	
B.sc (Agri) l	LL.B	Advocat	e

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

Annexure 'C'

Dt.24/05/2016

CERTIFICATE OF TITLE

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

- 2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.
- 3. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices,/Sub-Registrar (s)Office(s),Revenue Records,Municipal/Panchayat Office,Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable).
- I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
- 4. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar officeand encumbrance certificate(EC), I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries
- 5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from <u>01-01-1987</u> to <u>24-05-2016</u> pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances <u>Subject to previous charge of State Bank of India,Br.Baramati.</u>
- **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 Porrower Mr. Atul Jinadatta Shah.

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

Schedule property/ (ies). Subject to previous charge of State Band 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

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

There are no legal impediments for creation of the Mortgage under any applicable Law /

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 Ilmits of Registration District Pune, an office of Subregistrar pune and the Pune Municipal Corporation which is bounded by as follows.

East : PMC road.

South: House No.438.

West : PMC road.

North: House no.440.

Place : Baramati.

Date: 24/05/2016





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.

: 16/05/2016. DATE



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.

'el. No. 020-30423200

Website: www.legalfriend.in Mobile: 9960615382

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

Date: 16/05/2016

10,

he Chief Manager, Itate Bank of India Iaramati Branch, Pune.

tespected Sir/Madam,

Ve 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.	

	docum	ents Yes.
	Whether certified copy of all title documents are obtained from the relevant sub-registary obtained with the documents making the compared with the documents making and compared with the documents are obtained from the compared with the documents making and compared with the documents and compared with	ents Yes. trar Certified copy of title ade obtained from the release 9.
	Whether certified copy the relevant sub-region	ade obtained from the relevants registrar office by the $B_{0r_{e}}$
5.	Whether certified tops are obtained from the relevant sub-register of the register of the relevant sub-register of the relevant sub	registrar office by the Borrowet if the loan amount exceed
	are obtained from with the documents in office and compared with the documents in available by the proposed mortgagor? (Please available by the proposed copies and relevant	
	office and compared available by the proposed mortgagor? (Flease available by the proposed mortgagor?)	1 2000
	anclose all such certified cor	in terms of Bank's Corporati
	enclose all such territories receipts along with the TIR.)	mumbai circulars No. 18-Ci
	Leceibra	PBU/HOME LOANS SI. No. 1028/
		14 No 1028
		14, No. NBG/PE housing/28/2013-14, December 2013. No. RE/HL/Ave
		/ AX/28
		09/12/2013.
		However in lieu of certified
- 1		particulars of index II / 7/12
		property card of the said pre-
		compared with the documents
		available. Original documents are
		the State Bank of India. There
		adverse information found.
	a)Whether the records of registrar office of	
j.	revenue authorities relevant to the property i	n It is available on
	question are available for verification through an	y www.igrmaharashtra.gov.in.
	online portal or computer system?	y www.grmanarashtra.gov.m.
	b)If such online/computer records are available	Yes.
100	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	
11.5	oortal and if so whether such verification was nade?	
) Property offered as security falls within the	
	urisdiction of `which sub-registrar office?	Haveli No. 1 to 27. i.e. All Registration Offices in Haveli.
)Whether it is possible to have registration of	
d.	ocuments in respect of the property in	
	uestion, at more than one office of sub-	Haveli No. 1 to 27. i. e. All Registratio
	egistrar/ district registrar/ registrar- general. If	Offices in Haveli.
	o, please name all such offices?	
	Whether search has been made at all the offices	Coonal L. I
- 1	amed at (b) above?	Search has been made at all office
_	Whether the searches in the offices of	named above through online portal.
20	gistering authorities or any other records reveal	No.
	gistration of multiple title documents in respect	
	the property in question?	
	nain of title tracing the title from the oldest title	Plance we f
de	eed to the latest title deed establishing title of the	Please refer Annexure II.
pr	roperty in question from the predecessors in	
tit	tle/interest to the current title holder.	
In	a case of property offered as security for loans of	
Ks	5. 1.00 crore and above search of	
en	icumbrances for a period of not loss the	
	dis is ilialidatory. Separate Choose	
ye	id wherever Minor's inter-	
) An	le is involved for a state or other clog on the	Vo.
) An	nd wherever Minor's interest or other clog on like is involved, for a further period, depending on	No.

	the need for clearance of such clog on the Title.	Ownership as well as Occupancy Rights
_	Nature of Title of the intended Mortgagor over the	Owner ow. P
	(hother fill Owlie Slip "B"	
	hald Dights ()ccupancy/ Possessory Mg.	
	Inam Holder or Govt. Grantee/Allottee etc.)	
_	TACCHOID whether:	No.
	Pand is duly stamped and registered	No.
	b)lessee is permitted to mortgage the Leasehold	N. A.
	right, c)duration of the Lease/unexpired period of lease,	N.A.
	d)if, a sub-lease, check the lease deed in favour of	N.A.
	d)if, a sub-lease, check the lease deed permits sub- Lessee as to whether Lease deed permits sub-	
	Lessee as to whether Lease deed permanent	
	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.	
	If GOVT. GRANT/ ALLOTMENT/LEASE-	
•	CUM/SELL AGREEMENT, whether;	N.A.
	argement etc. provides for allellable	Mich
	rights to the mortgagor with or without	
	11.1	N.A.
	the mortgagor is competent to create charge on	N.A.
	The state of the s	N. A
	- in a semission from Govt. or any other	N.A.
	and the creation of more	
	authority is required for elementary and if so whether such valid permission is	
	available.	Full Ownership as well as Occupancy
	If OCCUPANCY RIGHT, whether;	
2.		rights.
	a)Such right is heritable and transferable,	Yes
	1 - sweeted	Yes.
	- INTEREST. II ally und	N.A.
3.	of morroade Louid by F	
	whether creation of mortgage to be followed	
	the modalities/procedure to be followed including court permission to be obtained and including court permission.	
	the reasons for coming to such conclusion. If the property has been transferred by way of	No.
14.	If the property has been transferred	
	GIFT/SETTLEMENT DEED, whether:	N.A.
	a) The Gift/Settlement Deed is duly stamped and	
	registered; b) The Gift/Settlement Deed has been attested by	
		N.A.
	two witnesses; c) The Gift/Settlement Deed transfers the property	
		N.A.
	d) Whether the Donee has accepted the gift by	
	has implication of by actions,	
	A TAN AL ARE IC ANY PASTFICUOIT OIL CITY	ALE ALIC
	ant doed in question;	//-(30
	executing the gift/settlement deed in que	N.A.
	executing the gift/settlement deed in question; f) Whether the Donee is in possession of the gifted	N.A.

	ic reserved for the	
	Whether any life interest is reserved for the open or any other person and whether there is a for any other person to join the creation of the	a
Ta	Whether any life interest Jonor or any other person and whether there is a Jonor or any other person to join the creation of t	f
8	apper or any other person to join the	(b)
D	of for any other person	tel
n	eed to the	N.A.
n	nortgage, andidity of the	SI
	Any other aspect affecting the values and through the gift/settlement deed. The passed through the gift/settlement deed. The passed of PARTITION/FAMILY SETTLEMENT and the gift is available for the passed in the	C
1	a) Any other aspends the gift/settlement	No.
1	title passed through the passed through the passed through the formation passed through the passed through t	8. 1
-	Any other aspect and passed through the gift/settlement decu. Title passed through the gift/settlement decu. The passed through the gift/settlement decu.	
15.	a) In case of PARTITION/FAMILY SETTED a) In case of PARTITION/FAMILY SETTED b) In case of PARTITION/FAMILY SETTED a) In case of PARTITION/FAMILY SETTED b) In case of PARTITION/FAMILY SETTED a) In case of PARTITION/FAMILY SETTED b) In case of PARTITION/FAMILY SETTED c) In case of PARTITION/FAMILY SETTED b) In case of PARTITION/FAMILY SETTED c) In case of PARTITION/FAMILY SETTED c) In case of PARTITION/FAMILY SETTED c) In case of PARTITION/FAMILY SETTED d) In case of PARTITION SETTED d) In case of PARTITION S	
	DEEDS, whether the modality / procedure deposit. If not the modality / procedure deposit. If not the modality / procedure followed to create a valid and enforceable	
	callowed to create a valid	
- 1	- 70	1
	b) Whether mutation has been effected and	N.A.
	whether mutation has been effection and	
	b) Whether mutation has been consultation whether the mortgagor is in possession and	
	enjoyment of his share.	
	enjoyment of his share	19.
	c) Whether the partition made is valid in	N.A.
	c) Whether the partition made a	
	law and the mortgago.	
	mortgagable title thereon.	
	d) In respect of partition by a decree of court,	N.A.
	1 Jeanna has nel tille tilla and	1
	whether such decree has become conditions/ formalities are completed/ complied	
	with.	
	200 MARCO	1
	e) Whether any of the documents in question are	N.A.
	executed in counterparts or in more than	\
	one set? If so, additional precautions to be	
	taken for avoiding multiple mortgages?	No
16.	Whether the title documents include any	No.
	TESTAMENTARY DOCUMENTS / WILLS?	W.
	a) In case of wills, whether the will is	N.A.
	registered will or unregistered will? b) Whether will in the matter needs a	N.A.
	mandatory probate and if so whether the same is	
	probated by a competent court?	
		N.A.
	will?	
	The Control of the Co	N.A.
		N.A.
	testator is available?	v .
	f) What are the circumstances and/or documents to establish the will in question is the last and	N.A.
	final will of the testator?	
	(Comments on the circumstances such as the	
	availability of a declaration by all the	
	beneficiaries about the genuineness/ validity of	
	the will, all parties have acted upon the will, etc.,	
	which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.	
17.	a) Whathar the property is sul!	о.
1	CHURCH / TEMPLE RIGHTS?	

h	Whether the	
1.) Whether the property belongs to church/	N. A.
n	aving any restriction in creation of charges on	
2	uch properties?	
C	Precautions/ permissions, if any in respect of	N. A.
t	he above cases for creation of mortgage?	N.A.
H	IUF	
a	Where the property is a HUF/JOINT FAMILY	2002 71 99 200 100
F	PROPERTY, mortgage is created for family	Not Applicable.
1	penefit/legal manadis	
	Samuel the Major	
1	execution, minor's share if any, rights of female	
1	members etc.	
	b) Please also comment on any other aspect	N. A.
	which may adversely affect the validity of security	- 1000 (1.7 cm)
	in such cases?	
	TRUST	
	a) Whether the property belongs to any trust or is	Not Applicable
	subject to the rights of any trust?	Not Applicable.
	b) Whether the trust is a private or public trust and	v .
	whether trust deed specifically authorizes the	N. A.
	mortgage of the property?	
1		
	c) If so additional precautions/permissions to be	N. A.
-	obtained for creation of valid mortgage?	
	d) Requirements, if any for creation of mortgage as	N. A.
	per the central/state laws applicable to the trust in	
-	the matter.	
).	a) If the property is AGRICULTURAL LAND,	Not applicable, as the property is Non
	whether the local laws permit mortgage of	Agricultural land.
	Agricultural land and whether there are any	
	restrictions for creation/enforcement of mortgage.	
	b) In case of AGRICULTURAL PROPERTY other	Not made available.
	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	As C. T. S. No. 439, Hence conversion
	land for commercial purposes or otherwise,	Non Agricultural is not required.
	whether requisite procedure followed/permission	
	obtained.	
21.	Whether the property is affected by any LOCAL	Not Applicable.
	LAWS OR OTHER REGULATIONS having a	
	bearing on the creation security (viz.	
	Agricultural Laws, weaker Sections, minorities,	
	Land Laws, SEZ regulations, Costal Zone	
	Regulations, Environmental Clearance, etc.),	
22.	LAND ACQUISITION	
	a) Whether the property is subject to any	No.
	pending or proposed land acquisition proceedings?	
	b) Whether any search/enquiry is made with the	N. A.
	Land Acquisition Office and the outcome of such	
20	search/enquiry.	
23.	LITIGATION	GDALEAU

	a) Whether the property is involved in or subject	No.
	Whether the property is involved in or such	
	a) Whether the property is involved in ending or matter of any litigation which is pending or	
	matter of any and	N. A.
	concluded? b) If so, whether such litigation would adversely of a valid mortgage or have any	N. A.
	b) If so, whether such alligation was affect the creation of a valid mortgage or have any affect the creation of a valid mortgage or have any	
	affect the creation of a valid to a sefercement?	
	implication of its future enforcement?	No.
	Lieb noints that any more	1
	has writy to could in respect of the	
	property in question? In such case please comment	
	auch coal/marking.	
24	a) In case of PARTNERSHIP FIRM, whether the	N.A.
24.	property belongs to the firm and the deed is	
	property belongs to me	
	properly registered. b) Property belonging to partners, whether thrown	N.A.
	b) Property belonging to partners, whether thrown	NA
	on hotchpot? Whether formalities for the same	
	have been completed as per applicable laws?	
		Yes.
	has/have authority to create mortgage for and on	
	behalf of the firm.	
25.	Whether the property belongs to a LIMITED	No.
	COMPANY, check the Borrowing powers, Board	
	resolution, authorization to create	
	mortgage/execution of documents, Registration	
	of any prior charges with the Company Registrar	
	(ROC), Articles of Association /provision for	
	common seal etc.	
26.	In case of SOCIETIES, ASSOCIATION, the required N	
	authority/power to borrower and whether the	lot applicable.
	mortgage can be created, and the requisite	
	resolutions, bye-laws.	
27.	POWER OF ATTORNEY	
	a) Whether any POA is involved in the	
	title?	0.
	b) Whether the POA involved is one coupled with No	
	interest, i.e. a Development Agreement-cum-	0.
	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	
- 1	law.	
- 1	iav.	
	1925.5.1	
	c) In case the title document is executed by the	
	c) In case the title document is executed by the POA holder, please clarify whether the POA involved is	
	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 is a second of the Point of the Poin	
	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/ No. Firms/Individual or Proprietors (2)	
	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/ Firms/	
	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 the	
	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 Sall Sall Partners/ Portners/ Por	
	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 Sall Sall Partners/ Portners/ Por	•
	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 the	



	d) In case of Builder's POA, whether a certified	No.
	copy of POA is available and the same has been	
	verified/compared with the original POA.	
	e) In case of Common POA (i.e. POA other than	
	Builder's POA), please clarify the following clauses	
	in respect of POA.	
	i, Whether the original POA is verified and the title	No.
	investigation is done on the basis of original POA?	
	investigation is done on the basis of original POA:	
	ii, Whether the POA is a registered one?	N.A.
	ii. Whether the FOX is a registered one?	
	iii. Whether the POA is a special or general one?	N.A.
	iv. Whether the POA contains a specific authority	N.A.
	for execution of title document in question?	
	f) Whether the POA was in force and not	N.A.
	revoked or had become invalid on the date of	300000000
	execution of the document in question? (Please	
	clarify whether the same has been ascertained	
	from the office of sub-registrar also?)	
	g) Please comment on the genuineness of POA?	N.A.
	h) The unequivocal opinion on the enforceability	N.A.
	and validity of the POA?	
28.	MORTGAGE BY POA	No.
	Whether mortgage is being created by a POA	No.
	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.	
29.	If the property is a flat/apartment or	
	residential/commercial complex, check and	
		(a) Clean clear and marketable, except
	comment on the following: (a) Promoter's/Land owner's title to the land/	the loan of State Bank of India.
	building;	(He found of others
		(b) No.
	(b) Development Agreement / Power of Attorney;	(6)
		(c) Full extent.
	(c) Extent of authority of the Developer/builder;	
	80.21	(d) Independent title verification of the
	(d) Independent title verification of the Land	and and/or building/Bungalow carried
	and/or building in question;	out, and there is no doubt regarding the
	and/or building The	title of the property.
		(e)Agreement for Sale made between
	(e) Agreement for sell (duly registered);	Mr Chandan Manikiai Shan, Mi
	(e) Agreement for sen (day)	Dischan Maniklal Shah & National
		e Company through its
		Me Nandan Willikidi Sidin
		Union Bank of India through Mr. Narayan K. Kulkarni and Mr. Vachan
		L. Mari Chahi Vendorsi And
		Jinadatta Shah (Purchaser), at onligation
		Jinadatta Simil
_		

the Sub-Registrar Haveli No. 02

3

3

registration No. 6924/2003, 24/12/2003, Registration and Registration District Pune. (f) Stamp duty properly paid 80,000/- on Rs. 38,00,000/-(f) Payment of proper stamp duty; article 25(D) of Bombay Stam 1958. (As amended from time to 30 (g)Requirement of registration of sell agreement, (g) N. A. development agreement, POA, etc.; 3: Sanctioned Building (h) Approval of building plan, permission of (h) No.2184/04, dated 14/09/2004. appropriate/local authority, etc.; (i) Not Applicable. (i) Conveyance in favour of Society/ Condominium concerned: (j) Occupancy Certificate/allotment letter/letter of (j) Not Furnished. possession / Completion Certificate; (k) Building is owned and possessed (k) Membership details in the Society etc.; Mr. Atul Jinadatta Shah. (l) Not Applicable. (I) Share Certificates; (m) Not Applicable. (m) No Objection Letter from the Society/Builder; the (n) All Requirements are followed. (n) All legal requirements under 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 (o) (i) The applicant/borrower should be asked invariably to note Bank' on the records of the Housing Society / Builder, if charge on the records of the Revenue any; 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 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	p) Construction is completed.
	and other precautions, if any. (q) Whether the numbering pattern of the (a) Yes.
	units/flats tally in all documents such as approved plan, agreement plan, etc.	, all
0	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	encumbrances, except the loan of State Bank of India.
31.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	We have taken the search for 30 years. The property is free from all encumbrances, except the loan of State Bank of India.
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Property Tax is paid for the 2014-2015.
33.	(a) Urban land ceiling clearance, whether required and if so, details thereon. (b) Whether No Objection Certificate under the	Not required.
34.	Income Tax Act is required/obtained. Details of RTC extracts/mutation extracts/ Katha tracts pertaining to the property in question.	Perused on government's official website.
35.	Whether the name of mortgagor is reflected as	Yes.
36.	a) Whether the property offered as security is clearly demarcated?	Yes.
	(b) Whether the demarcation/ partition of the property is legally valid?	Yes.
	(c) Whether the property has clear access as per documents?	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;	No.
	(a) Document in relation to water connection;	N. A.
	(b) Document in relation to Sells Tax Registration, if any applicable; (d) Other utility bills, if any.	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/	respect of the boundaries of the property.

39.	If the valuation report and/or approved	d/ se
	sanctioned plans are made available, pleas comment on the same including the comment on the description and boundaries of the propert on the said document and that in the title deeds. (If the valuation report and/or approved plan ar not available at the time of preparation of TIF please provide these comments subsequently, or making the same available to the advocate.)	e e R,
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.	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?	1
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.	
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 Na Persons.
44.	Additional aspects relevant for investigation of title as per local laws.	No.
45.	Additional suggestions, if any to safeguard the interest of Bank / ensuring the perfection of security.	Bank's charge Should be got noted the Revenue, City Survey Authority.
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Mr. Atul Jinadatta Shah.

Note:

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

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

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

Date: 16/05/2016

Place: Pune.



Annexure-I LIST OF DOCUMENTS SCRUTINIZED

Sr.No.	Date of	Name Nature Co		
	Document	Name, Nature of Document	Original /	In case of
			certified copy /	copies, whether
	*		certified extract	the original was
		-	/photocopy etc.	scrutinized by
1	2015	Duon and M		the Advocate.
2		Property Tax	Photocopy	-
3	24/12/2002	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.		-
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.		NE AND A

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 admess. 146.03 Sq. Mtrs. and constructed area admeasuring approximately 114.00 Sq.Mtrs, fig. particularly described in schedule is owned and possessed by Mrs. Snehlata wife of Mr. Pandur. Office Ramchandra Gole, after the partition. The mutation entry No.1080 has been entered on prope card dated 20/12/1951.

Tel. Ref!

1/

de

2.4

th

0

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

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

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

AND WHEREAS the Agreement for Sale made between Mr. Chandan Maniklal Shah, Mr. Bhushan Maniklal Shah & National Marketing & Company through its partners Mr. Nandan Mniklal Shah, Union Bank of India through Mr. Narayan K. Kulkarni and Mr. Vachan Maniklal Shah (Vendors) AND Mr. Atul 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 with the Government/Revenue authorities.





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

Tel. No. 020-30423200

Mobile: 9960615382

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

Date: 16/05/2016

Br

Search Report: Mr. Atul Jinadatta Shah.

Annexure - C: Certificate of title

1 / We have examined the Original / Gertified-/ 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.
- 3.1 / 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 $B_{0r_{l_0}}$

Mr. Atul Jinadatta Shah.

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

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

Documents obtained by Bank for valid and enforceable mortgage:

- 1. Original Agreement for Sale made between Mr. Chandan Maniklal Shah, Mr. Bhusha Maniklal Shah & National Marketing & Company through its partners Mr. Nandan Mnikla 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 application 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 Panel Advacate

Adv.V.K.Jagdale Adv.V.K.hankal

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 proper taken for 30 years.

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

2) Opinion:-

We have obtained the copies of Index II $/\frac{7/12}{\text{extracts-/}}$ Property Card pertaining to the propert Maharashtra State Government's official 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.

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

1

PRAVIN B. VANARSE ADVOCATE STATE BANK OF INDIA

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

Date: 22/05/2014

Ref. No.:

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

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

ont of lake,

(

	Whether certified copy of all title document	r Certified copy of title documents
5.	Whether certified copy of all title documents are obtained from the relevant sub-registra are obtained from the documents made	obtained from the relevant
	are obtained from the relevant sub-region office and compared with the documents made office and compared mortgagor? (Please also	registrar office by the Borrowe, 3.
	office and compared with the documental office and compared mortgagor? (Please also available by the proposed mortgagor? and relevant fee	if the loan amount exceeds Rs.
	available by the proposed mortgagor: (Televant fee	in terms of Bank's Corporate
	enclose all such the TIR.)	Mumbai circulars No. R.
	receipts along with the TIR.)	
		housing/28/2013-14, December
	,	09/12/2013. RE/III/AA/28 day
		However in lieu of certified copy
		nerticulars of Index II / 7/12 out
		particulars of Index II / 7/12 extract
		property card of the said property
		compared with the documents mad
		available. Original copy is with th
		applicant. There is no advers
		information found.
6.	a)Whether the records of registrar office or	Yes.
.	revenue authorities relevant to the property in	It is available on
	question are available for verification through any	www.igrmaharashtra.gov.in.
	online portal or computer system?	
ı	b)If such online/computer records are available,	Yes.
	whether any verification or cross checking are	Online cross checking made.
	made and the comments/ findings in this regard.	No adverse information found.
	c)Whether the genuineness of the stamp paper is	No.
	possible to be got verified from any online	No.
	portal and if so whether such verification was	
	made?	
7.	a) Property offered as security falls within the	Haveli No. 1 to 27. i.e. All Registration
	jurisdiction of `which sub-registrar office?	Offices in Haveli.
	b)Whether it is possible to have registration of	Yes.
	documents in respect of the property in	Haveli No. 1 to 27. i. e. All Registration
	question, at more than one office of sub-	Offices in Haveli.
	registrar/ district registrar/ registrar- general, If	omees in Haven,
	so, please name all such offices?	
	c) Whether search has been made at all the offices	Search has been and
	named at (b) above?	Search has been made at all offices
	d)Whether the searches in the offices of	named above through online portal.
	registering authorities or any other records	
	registration of multiple title documents in regular	
8. a)	of the property in question?	
o. aj	Chain of title tracing the title from the oldest title	Pleasa rofe - A
	The latest title fleed ectablishing in	Please refer Annexure II.
	/ The cold to the filtrant title L 11	
	In case of property offered as security for loans of Rs. 1.00 crore and above, search of title/	
	and above, search of the	
	encumbrances for	
	years is mandatory (Co.	
8. b)	years is mandatory.(Separate Sheets may be used)	
8. b)	years is mandatory.(Separate Sheets may be used) And wherever Minor's interest or all	No.

Pravin B. Vanarse
Advocate
Enrolled No. MAH/638/1985
Uruli Kanchan, Tal. Haveli, Pune

the need for clearance of such clog on the Title.	Ownership as well as Occupancy Rights
Nature of Title of the intended Mortgagor over the	Ownership as wen as occupancy rugine
Property (whether full ownership rights,	
Leasehold Rights, Occupancy/ Possessory Rights or	
Inam Holder or Govt. Grantee/Allottee etc.)	Y-
If LEASEHOLD, whether;	No.
a)lease Deed is duly stamped and registered	No.
b)lessee is permitted to mortgage the Leasehold	N. A.
right,	
c)duration of the Lease/unexpired period of lease,	N.A.
d)if, a sub-lease, check the lease deed in favour of	N.A.
Lessee as to whether Lease deed permits sub-	
leasing and mortgage by Sub- Lessee also.	
e)Whether the leasehold rights permits for the	N.A.
creation of any superstructure (if applicable)?	
f) Right to get renewal of the leasehold rights and	N.A.
nature thereof.	
TO A STANDARD OF THE PARTY OF T	
If GOVT. GRANT/ ALLOTMENT/LEASE-CUM/SELL AGREEMENT, whether;	
CUM/SELL AGREEMENT, whether,	N.A.
Grant/ agreement etc. provides for alienable	nan-
rights to the mortgagor with or without	
conditions,	N.A.
the mortgagor is competent to create charge on	N.A.
such property,	
Whether any permission from Govt. or any other	N.A.
authority is required for creation of mortgage	
and if so whether such valid permission is	
available.	l a Osgupancy
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.
Nature of MINOR'S INTEREST, if any and if so,	N.A.
whether creation of mortgage could be possible,	
to to tollowed	
including court permission to be obtained and	
including court permission to be obtained	
the reasons for coming to such conclusion.	No.
If the property has been transferred by way of	
GIFT/SETTLEMENT DEED, whether:	N.A.
a) The Gift/Settlement Deed is duly stamped and	N.A.
registered;	
b) The Gift/Settlement Deed has been attested by	N.A.
two witnesses:	
c) The Gift/Settlement Deed transfers the property	N.A.
to Donee;	
d) Whether the Donee has accepted the gift by	N.A.
- Deed on hir o	
signing the Gift/Settlement Deed or by a separated writing or by implication or by actions;	
associated writing or by implication of by actions,	N.A.
Separated writing or by improducts	
e) Whether there is any restriction on the Donor in	1144
e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	
e) Whether there is any restriction on the Donor in	



	1.6	the N.A.	
) Whather	any life interest is reserved for the	the N.A.	
Donor or a	y other person to join the creation	of	1
	y other person to ,	-	
mortgage;			
	y libr of t	he N.A.	
b) Any oth	er aspect affecting the validity of t	ile itta	
	through the giff/Selliellielle dest		
11	F DARTITION/FAMILI SETTEMA	IT No.	
a) in case of	ether the original deed is available f	or	, ,
DEEDS, wn	ether the original design to l	be	
deposit. If	not the modality / procedure to l	le	
followed t	o create a valid and enforceab	5.50	
mortgage.			
b) Whethe	r mutation has been effected an	N.A.	
whether th	ne mortgagor is in possession an	d	
enjoyment o	of his share.		
c) Whether	the partition made is valid in	n N.A.	
law and		a	
mortgagabl	e title thereon.		
d) In respe	ect of partition by a decree of court	, N.A.	
whether su	ch decree has become final and all other		
	formalities are completed/ complied		
with.		1	
e) Whether	any of the documents in question are	N.A.	
executed in	counterparts or in more than		
one set?	If so, additional precautions to be		
talean for an			
taken for av	oiding multiple mortgages?		
Whether	roiding multiple mortgages? the title documents include any	N.A.	
Whether TESTAMEN	roiding multiple mortgages? the title documents include any TARY DOCUMENTS / WILLS?	N.A.	
Whether TESTAMEN a) In case	roiding multiple mortgages? the title documents include any TARY DOCUMENTS / WILLS? e of wills, whether the will is	N.A.	
Whether TESTAMEN a) In case registered	roiding multiple mortgages? the title documents include any TTARY DOCUMENTS / WILLS? e of wills, whether the will is will or unregistered will?	N.A.	
Whether TESTAMEN a) In case registered b) Whether	roiding multiple mortgages? the title documents include any ITARY DOCUMENTS / WILLS? the of wills, whether the will is will or unregistered will? The will in the matter needs a	N.A.	
Whether TESTAMEN a) In case registered to b) Whether mandatory	the title documents include any strary DOCUMENTS /WILLS? The of wills, whether the will is will or unregistered will? The will in the matter needs a probate and if so whether the same is	N.A.	
Whether TESTAMEN a) In case registered v b) Whether mandatory probated by	the title documents include any transportation of wills, whether the will is will or unregistered will? Take will in the matter needs a probate and if so whether the same is a competent court?	N.A. N.A.	
Whether TESTAMEN a) In case registered v b) Whether mandatory probated by c) Whether	the title documents include any strary DOCUMENTS /WILLS? The of wills, whether the will is will or unregistered will? The will in the matter needs a probate and if so whether the same is	N.A.	
Whether TESTAMEN a) In case registered to b) Whether mandatory probated by c) Whether will?	the title documents include any ITARY DOCUMENTS / WILLS? To of wills, whether the will is will or unregistered will? To will in the matter needs a probate and if so whether the same is a competent court? The property is mutated on the basis of	N.A. N.A.	
Whether TESTAMEN a) In case registered to b) Whether mandatory probated by c) Whether will? d) Whether	roiding multiple mortgages? the title documents include any itany problems. TARY DOCUMENTS /WILLS? e of wills, whether the will is will or unregistered will? r will in the matter needs a probate and if so whether the same is a competent court? the property is mutated on the basis of the original will is available?	N.A. N.A. N.A.	
Whether TESTAMEN a) In case registered with the common state of th	the title documents include any transportation of wills, whether the will is will or unregistered will? Take will in the matter needs a probate and if so whether the same is a competent court? The property is mutated on the basis of the original will is available?	N.A. N.A.	
Whether TESTAMEN a) In case registered with the common state of th	the title documents include any transportation of wills, whether the will is will or unregistered will? Take will in the matter needs a probate and if so whether the same is a competent court? The property is mutated on the basis of the original will is available? The original death certificate of the available?	N.A. N.A. N.A. N.A. N.A.	
Whether TESTAMEN a) In case registered with the control of the con	the title documents include any transport that the title documents include any transport transpo	N.A. N.A. N.A.	
Whether TESTAMEN a) In case registered with the control of the con	the title documents include any transportation of wills, whether the will is will or unregistered will? Take will in the matter needs a probate and if so whether the same is a competent court? The property is mutated on the basis of the original will is available? The original death certificate of the available?	N.A. N.A. N.A. N.A. N.A.	
Whether TESTAMEN a) In case registered with the control of the con	the title documents include any ITARY DOCUMENTS /WILLS? To of wills, whether the will is will or unregistered will? To will in the matter needs a probate and if so whether the same is a competent court? The property is mutated on the basis of the original will is available? The original death certificate of the available? The circumstances and/or documents the will in question is the last and the testator?	N.A. N.A. N.A. N.A. N.A.	
Whether TESTAMEN a) In case registered with the control of the con	the title documents include any transportation of wills, whether the will is will or unregistered will? Take will in the matter needs a probate and if so whether the same is a competent court? The property is mutated on the basis of the original will is available? The original death certificate of the available? The circumstances and/or documents the will in question is the last and	N.A. N.A. N.A. N.A. N.A.	
Whether TESTAMEN a) In case registered to b) Whether mandatory probated by c) Whether will? d) Whether e) Whether testator is a f) What are to establish final will of (Comments availability beneficiaries	the title documents include any transport that the title documents include any transport transpo	N.A. N.A. N.A. N.A. N.A.	
Whether TESTAMEN a) In case registered with the control of the case b) Whether mandatory probated by c) Whether will? d) Whether testator is a f) What are to establish final will of (Comments availability beneficiaries the will, all	the title documents include any transport that the title documents include any transport transpo	N.A. N.A. N.A. N.A. N.A.	
Whether TESTAMEN a) In case registered with the control of the con	the title documents include any transport that the title documents include any transport transpo	N.A. N.A. N.A. N.A. N.A.	
Whether TESTAMEN a) In case registered with the control of the con	the title documents include any ITARY DOCUMENTS /WILLS? To of wills, whether the will is will or unregistered will? To will in the matter needs a probate and if so whether the same is a competent court? The property is mutated on the basis of the original will is available? The original death certificate of the available? The will in question is the last and if the testator? The will in question is the last and if the circumstances such as the of a declaration by all the sabout the genuineness/ validity of parties have acted upon the will, etc., elevant to rely on the will, availability riginal title deeds are to be explained.	N.A. N.A. N.A. N.A. N.A.	

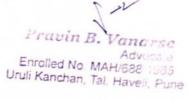
Pravin B. Vanarse
Advocate
Enrolled No. MAH/688/1985
Uruli Kanchan, Tal. Haveli, Pune

F		
10	b) Whether the property belongs to church/	N. A.
	temple or any religious/other institutions	
	having any restriction in creation of charges on	
	such properties?	
	c) Precautions/ permissions, if any in respect of	N. A.
	the above cases for creation of mortgage?	
18.	HUF	
	a) Where the property is a HUF/JOINT FAMILY	Not Applicable.
	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	N. A.
	which may adversely affect the validity of security	
	in such cases?	
19.	TRUST	
	a) Whether the property belongs to any trust or is	Not Applicable.
	subject to the rights of any trust?	
	b) Whether the trust is a private or public trust and	N. A.
	whether trust deed specifically authorizes the	
	mortgage of the property?	to the large land
	c) If so additional precautions/permissions to be	N. A.
	obtained for creation of valid mortgage?	
	d) Requirements, if any for creation of mortgage as	N. A.
	per the central/state laws applicable to the trust in	
	the matter.	
20.	a) If the property is AGRICULTURAL LAND,	Not applicable, as the property is Non
20.	whether the local laws permit mortgage of	Agricultural land.
	Agricultural land and whether there are any	Agriculturar land.
	restrictions for creation/enforcement of mortgage.	Not made available.
	b) In case of AGRICULTURAL PROPERTY other	Not made available.
	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	Being C. T. S. No. 439, since long back
	land for commercial purposes or otherwise,	the property is situated in Gaothan
	whether requisite procedure followed/permission	area hence conversion of Non
	obtained.	Agricultural is not required in this case
		it is itself treated as non agricultural
		land/Property.
21.	Whether the property is affected by any LOCAL	Not Applicable.
41.	LAWS OR OTHER REGULATIONS having a	
	bearing on the creation security (viz.	
	Agricultural Laws, weaker Sections, minorities,	I .
	Land Laws, SEZ regulations, Costal Zone	
	Regulations, Environmental Clearance, etc.),	7 19
2.	LAND ACQUISITION	
	a) Whether the property is subject to any	No.
	pending or proposed land acquisition proceedings?	
	b) Whether any search/enquiry is made with the	
	Land Acquisition Office and the outcome of such	
	band Acquisition office and the outcome of such	

Pravin B. Vanarse
Advos...

Enrolled No. MAH/688/1385
Uruli Kanchan, Tal. Havali, Pune

-	search/enquiry.	
23.	LITIGATION	t No.
	a) Whether the property is involved in or subject	The Director
	matter of any litigation which is pending o	DF
	concluded?	
	b) If so whether such litigation would adversely	y N. A.
	affect the creation of a valid mortgage or have any	y
	implication of its future enforcement?	
	c) Whether the title documents have any court sea	l No.
	c) Whether the title documents have any litigation	/
	/ 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.	N.A.
24.	a) In case of PARTNERSHIP FIRM, whether the	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	property belongs to the firm and the deed is	
	properly registered.	
	b) Property belonging to partners, whether thrown	N.A.
	on hotchpot? Whether formalities for the same	1
	have been completed as per applicable laws?	
	c) Whether the person(s) creating mortgage	Yes.
	has/have authority to create mortgage for and on	
	behalf of the firm.	
	Whether the property belongs to a LIMITED	No.
25.	COMPANY, check the Borrowing powers, Board	A7524-0-7-
	resolution, authorization to create	
	mortgage/execution of documents, Registration	
	of any prior charges with the Company Registrar	
	(ROC), Articles of Association /provision for	
	In case of SOCIETIES, ASSOCIATION, the required	Not applicable.
6.	authority/power to borrower and whether the	
	mortgage can be created, and the requisite	
	resolutions, bye-laws. POWER OF ATTORNEY	
27.	a) Whether any POA is involved in the chain of	No.
	b) Whether the POA involved is one coupled with	No.
	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	
	POA holder, please clarify whether the POA	
	involved is	
	(i) One executed by the Builders viz. Companies/ N	io.
	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	



	and an expo of POA IL OHIHIOH FOOD.	No.
_	of Builder's POA, whether a certified	No.
	d) In case of Builder's Forty the same has been copy of POA is available and the same has been	
	verified/compared with the original POA.	
	e) In case of Common POA (i.e. POA other than	
	e) In case of Common POA (i.e. 1 or start	
	Builder's POA), please clarify the following clauses	
	in respect of POA.	No.
	. Whather the original POA is verified and the title	
	investigation is done on the basis of original POA?	
- 1		N.A.
	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	N.A.
	f) Whether the POA was in force and not	N.A.
Ī	f) Whether the POA was in loce and	
	f) Whether the POA was in revoked or had become invalid on the date of revoked or had become invalid on the date of	
	laster whether the same has been ascertain	
	· cc of cub-registed disc.	N.A.
	t an the geniiii eless of a con-	
-	b) The unequivocal opinion on the employ	
	and validity of the POA?	
_		No.
28.		
	Whether mortgage is being created by holder, check genuineness of the Power of holder, check genuineness of the powers given	I
	holder, check genuineness of the holder, check genuineness of the powers given Attorney and the extent of the powers given hother the same is properly	1
	Attorney and the extent of the period therein and whether the same is properly therein and whether the same is properly authenticated in terms of	¥
	therein and whether the	ıf
	therein and whether the same is remarkable therein and whether the same is remarkable therein and whether the same is remarkable to the same is rema	
	the Law of the place, where	r
29.	If the property is a many check an	d
۵,۰	residential/commercial complex, check and	and marketable.
	comment on the following:	(a) Clean, clear and marketus
	residential/commercial complex, comment on the following: (a) Promoter's/Land owner's title to the land	
	(a) Homes	(b) No.
	building; (b) Development Agreement / Power of Attorney;	
	(b) Development of	(c) Full extent.
	(c) Extent of authority of the Developer/builder;	serification of the
	(c) Extent of authority	(d) Independent title verification of the
	verification of the Lar	(d) Independent title vermed the Land and/or building/Bungalow carried Land and/or building/Bungalow carried
	(d) Independent title verification of the Lar	Land and/or building/Bungarding the out, and there is no doubt regarding the
	and/or building in question;	title of the property.
	and the second s	title of the Para
		(e)Agreement for Sale made between
	n.	(e) Agreement To Maniklal Shah, Mr. Chandan Maniklal Shah, Nationa
	ment for sell (duly registered);	Mr Change
	(e) Agreement for sell (duly registered);	Bhushan Maniklal Shan & Rushan Bhushan Maniklal Shal
		Marketing & Company through Marketing & Nandan Mniklal Shall partners Mr. Nandan through M.
		partners Mr. Nandan Milika Union Bank of India through Mr. Vacha
	90 001	Union Bank of India through Union Bank of India through Narayan K. Kulkarni and Mr. Vacha Narayan K. Kulkarni AND Mr. Att
		Narayan K. Kulkarni and Mr. Vacati Maniklal Shah(Vendors) AND Mr. Att
		Manikiai onang

Advocate
Advocate
Advocate
No. MAH/688/1985
Uruli Kanchan, Tal. Haveli, Pune

(f) Payment of proper stamp duty;

(f) Stamp duty properly paid, Rs. 38,00,000/. 80,000/- on Rs. 38,00,000/- 8 article 25(D) of Bombay Stamp 1958. (As amended from time to time

Mouje

and

Jinadatta Shah (Purchaser), the Sub-Registrar Haveli No. 6924/200

registration No.

24/12/2003,

Registration

District Pune.

6924/2003

Raviwat

Sub-Regis

- (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.;
- (I) Share Certificates;
- (m) No Objection Letter from the Society/Builder;
- the requirements under legal (n) All local/Municipal laws, regarding ownership of Regulations, flats/Apartments/Building 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;

- (h) Sanctioned Building plan No.2184/04, dated 14/09/2004.
- (i) Not furnished.

(g) N. A.

- (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'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 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

Enrolled No. MAH/688 Uruli Kanchan, Tal. Haven, Pune

very.	9	
2.04	9	
40.04.4 2003: 44.4		after 01/04/2013.
23.57. 6	(p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	(p) Construction is completed.
	(q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	(q) Yes.
30.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	The property is free from all encumbrances.
31.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	We have taken the search for 30 years. The property is free from all encumbrances.
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Property Tax is to be paid for the 2015- 2016.
33.	 (a) Urban land ceiling clearance, whether required and if so, details thereon. (b) Whether No Objection Certificate under the Income Tax Act is required/obtained. 	Not required.
34.	Details of RTC extracts/mutation extracts/ Katha	Perused on government's official website.
35.	Whether the name of mortgagor is reflected as	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?	
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;	Yes. N. A.
	(b) Document in relation to Sells Tax Registration, if any applicable;	Property tax.
38.	(d) Other utility bills, it day. 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 as valuation report, utility bills, etc.)	respect of the board

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

_	comment on the same.
39.	- Industrian 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.
	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
	The state of the s
40.	a) Any bar/restriction for creation of mortgage under any local or special enactments, a) There is no bar / restriction of mortgage.
	under any local or special enactments, creation of mortgage.
	b) Details of proper registration of documents. b) Details many
41.	payment of proper stamp duty etc. Whether the Bank will be able to enforce Yes.
	SARTESI Act, if required against the property
	and as security?
42.	In case of absence of activity
	details of legal and other requirements for creation of a proper uplid
	creation of a proper, valid and enforceable
	duly certified etc., as also any precaution to be
3.	
0	documents of governing law/constitution
n	dillral none.
a	nd additional presents creation of mortgage can be created
SI	nd additional precautions, if any to be taken in diditional precautions. (other than be created by Natural persons.) Mortgage can be created by Natural persons.
· A	dditional aspects relevant for investigation of title No.
Ac	per local laws.
Ad	ditional suggestions is
IIII	Iditional suggestions, if any to safeguard the curity. Bank's charge Should be got not the Revon.
The	curity. Bank's charge Should be got noted with the Revenue, City Survey and the Municipal Company of the Revenue, City Survey and the Municipal Company of the Revenue, City Survey and the Municipal Company of the Revenue, City Survey and City Su
mor	e specific persons who are required to create deposit documents creating the perfection of the Revenue, City Survey and Pune of the Revenue, City Survey and City Survey and Pune of the Revenue, City Survey and City Surve
1	deposit description deposit description deposit description descri
mor	
mor	rtgage/to deposit documents creating deposit documents creating deposit deposit documents creating deposit dep

Date: 22/05/2015.

Place : Pune.

Signature of Panel Advocate

Adv. P. B. Vanarse

Pravin B. Vanarse
Enrolled No. MAH/328/1985
Uruli Kanchan, Tal. Hayeli, Pune

Annexure-I LIST OF DOCUMENTS SCRUTINIZED

Sr.No.	Date of	Name, Nature of Document	Original /	In case of
	Document		certified copy /	copies, whether
			certified extract	the original was
			/ photocopy etc.	scrutinized by
				the Advocate.
1	2015	Property Tax	Photocopy	-
2	.=	Property Card	Photocopy	-
3	24/12/2003	Agreement for Sale made between Mr. Chandan Maniklal Shah, Mr. Bhushan Maniklal Shah & National Marketing & Company through its partners Mr. Nandan Mniklal Shah, Union Bank of India through Mr. Narayan K. Kulkarni and Mr. Vachan Maniklal Shah(Vendors) AND Mr. Atul Jinadatta Shah (Purchaser), at office of the Sub-Registrar Haveli No. 02, bearing registration No. 6924/2003, dated 24/12/2003, Mouje Raviwar Peth, Registration and Sub-Registration District Pune, along with Receipt and Index II thereon.		
4	14/09/2004	True copy of sanctioned building plan issued by Pune Municipal Corporation.	g Photocopy	7

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

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 $P_{eth, P}$ admeasuring 146.03 Sq. Mtrs. and constructed area admeasuring approximately 114.00 $S_{q, M}$ more particularly described in schedule was previously owned and possessed by Mrs. Snehlata of Mr. Pandurang Ramchandra Gole, after the partition. Accordingly the mutation entry $N_{0.100}$ 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.

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

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

ef. No .:

Date: 22/05/2014

Search Report: Mr. Atul Jinadatta Shah.

Annexure - C: Certificate of title

/ 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. MAH 1385
Uruli Kanchan, Tal. Florali, Pune

(

7. Minor/(s) and his/their interest in the property/(ies) is to the extent of _____(Specify-tashare 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
Fravin B. Vanarse
Advocate

Enrolled No. MAH/688/1985 Uruli Kanchan. Tal. Haveli. Pune ;e

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.

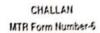
Date: 22/05/2015.

Place : Pune.

Signature of Panel Advocate

Adv. P. B. Vanarse

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



MHO	01069923201516E BARCODE		man energia	II Date	2005/2015-13:17:0	FORM ID
n Mino partment	Inspector General Of Registration				Payer Details	
pe of Payment	Search Fee		TAX ID (If Any)			
pe oi ray	Other Items		PAN No. (If App	liacable)		
ffice Name	HVL2_HAVELI 2 JOINT SUB REGI	ISTRAR	Full Name		ADV PRAVIN	e valuase
ocation	PUNE					
	15-2016 One Time		Flat Block No.			
	Account Head Details	Amount In Rs.	Premises Build	Sing		
0030072201 SE	ARCH FEE	750.00	Road Street		URULIKANOH	41
0000			Area Locality Town City Dist	rict	PUNE	
			PIN			
			Remarks (If A	Villag	ge Raviwar Peth, CTS N	
			7		rea admeasuring 148.3	
]	alon	ng with construction actr guntrs. Mr. At	i. 1145 J Jracas Stati
			Amount In	Seven Hu	ndred Fity Rupees Onl	y
		750	.00 Words			
Total		NDIA		FO	OR USE IN RECEIVING	
Payment De		NUM	Bank CIN	REF No.	00040572015052232	
)	Cheque-DD Details		Date		22.05.2015-13:17:49	
Cheque/DD	No		Bank-Branch	1	STATE BANK OF IN	
Name of Ba	ank		Scroll No. , I	Date	Not Verified with Scr	ol le

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. 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 / Duplingth City / Original Propagation

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

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. Mobile: 9960615382 lmail:vkjagdale@hotmail.com

[el.No. 020-30423200

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. -

: 21/04/2015. DATE



ADVOCATE V.K. JAGDALE AND ASSOCIATES, ADVOCATES

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

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

LNo. 020-30423200

Website: www.legalfriend.in

Mobile: 9960615382

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

Date: 21/04/2015

O, 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)

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	By personal visit.
scrutiny are forwarded.	Mr. Atul Jinadatt Shah.
c) Name of the Borrower/s. 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	Individual.
creation of charge. Complete or full description of the immovable property / (ies) offered as security including the following details. (a) Survey No. (b) Door/House No. (in case of house property): (c) Extent/ area including plinth/ built up are in case of house property (d) Locations like name of the place, village, cit registration, sub-district etc. Boundaries. 4. a)Particulars of the documents scrutinized-seria and chronologically Nature of documents verified and as to wheth they are originals or certified copies or registrate extracts duly certified. Note: Only originals or certified extracts from	C. T. S No. 439 Plot area admeasuring 146.3 Sq. mtrs. and constructed area 114 Sq. mtrs. CTS No. 439, Raviwar Peth Gaontha District Pune. Please refer Annexure I.



		ents Yes.
	examined. Whether certified copy of all title documents whether the company of the relevant sub-register.	tents Yes. Certified copy of title do be a
	whether certified copy of the relevant sub-regis	strar Certified Copy of title do b
i.		
	and compare.	allou Trop
	available by the proposed mortgagor? (February available and relevant enclose all such certified copies and relevant	fee If the loan amount exceeds h
		In terms of bank's Corpos
	receipts along with the TIR.)	
1	receipts	PBU/HOME LOANS SI. No. 10.
		14, No. No.
		14, No. NBG// housing/28/2013-14, December 1
-		2013, No. RE/HL/AX/28
-		09/12/2013.
		09/12/2013.
1		In addition to this in lieu of
1		copy, particulars of Index 1
1		extract / property card of t
		property is compared with
		documents made available,
		copy is with the applicant. The
		adverse information found.
-)Whether the records of registrar office	or Yes.
a	evenue authorities relevant to the property	n It is available on
re	uestion are available for verification through an	y www.igrmaharashtra.gov.in.
q	uestion are available for vermeation timough an	,
0	nline portal or computer system?)If such online/computer records are available	yes.
b,	thether any verification or cross checking are	
W	hether any verification of cross cheeking an	
m	nade and the comments/ findings in this regard.	
(c)	Whether the genuineness of the stamp paper is ossible to be got verified from any online	70 (CD194250.)
pc	ortal and if so whether such verification was	
	ade?	
	Property offered as security falls within the	Haveli No. 1 to 27. i.e. All Registrati
aj	risdiction of `which sub-registrar office?	Offices in Haveli.
	Whether it is possible to have registration of	
	ocuments in respect of the property in	Haveli No. 1 to 27. i. e. All Registrati
	estion, at more than one office of sub-	Offices in Haveli.
	gistrar/ district registrar/ registrar- general. If	omee marem
	, please name all such offices?	
	Whether search has been made at all the offices	Search has been made at all of
	med at (b) above?	named above through online portal
_	Whether the searches in the offices of	No.
	gistering authorities or any other records reveal	
	gistration of multiple title documents in respect	
	the property in question?	
		Please refer Annexure II.
dee	ed to the latest title deed establishing title of the	I Olor Inilioani o In
pro	operty in question from the predecessors in	
title	e/interest to the current title holder.	
In	case of property offered as security for loans of	
KS.	1.00 crore and above, search of title/	
enc	cumbrances for a period of not less than 30 ars is mandatory.(Separate Sheets may be used)	



	No.
	Paris de la Companya
	Ownership as well as Occupancy Rights.
	No.
	No.
	Ν. Λ.
	N.A.
	N.A.
	N.A.
	14.CM
	N.A.
, .	14.64.
	The Section
CUM/SELL AGREEMENT, whether;	•••
Grant/ agreement etc. provides for alienable	N.A.
rights to the mortgagor with or without	A. (1994)
conditions,	Part South of
the mortgagor is competent to create charge on	N.A.
such property.	7 . 1117 s -
Whether any permission from Govt. or any other	N.A.
authority is required for creation of mortgage	
and if so whether such valid permission is	diam'r diam'r
If OCCUPANCY RIGHT, whether;	Full Ownership as well as Occupancy
	rights.
a)Such right is heritable and transferable,	Yes
the transport of the created.	Yes.
6 MINOR'S INTEREST, if any and if so,	N.A.
nortgage could be possible,	
, we -/	
the modalities/procedure to be obtained and	The state of the s
including court permission to	
the reasons for coming to steen established by way of	No.
If the property has been transferred	
GIFT/SETTLEMENT DEED, whether	N.A.
a) The Gift/Settlement Deed is duly stamped	THE RESERVE TO SERVE THE PARTY OF THE PARTY
The state of the s	
b) The Gift/Settlement Deed has been attested by	A STATE OF THE STA
c) The Gift/Settlement Deed transfers the property	7.500300
Dance has accepted the girt by	i contacti
m 1 mm ht/ 3	
	1-1 P. d
signing the Gift/Settlement Deed or by a separated writing or by implication or by actions; e) Whether there is any restriction on the Donor in the control of the control	
	the mortgagor is competent to create charge on such property, Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available. If OCCUPANCY RIGHT, whether; a)Such right is heritable and transferable, b) Mortgage can be created. 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. If the property has been transferred by way of GIFT/SETTLEMENT DEED, whether: a) The Gift/Settlement Deed is duly stamped and registered; b) The Gift/Settlement Deed has been attested by two witnesses; c) The Gift/Settlement Deed transfers the property





	f) Whether the Donee is in possession of the gifte	d N.A.
	f) Whether the Donee is in possession	
1		
1	g) Whether any life interest is reserved for the	a la
1	ather person dill wilcule.	Line
	need for any other person to join the creation o	tem
	mortgage;	hav
	h) Any other aspect affecting the validity of the	c) 1
	the maged through the gift/settlement deed.	- I show
	2 to case of PARTITION/FAMILY SETTLEMENT	No.
15	DEEDS, whether the original deed is available for	18.
1	deposit. If not the modality / procedure to be	P
	followed to create a valid and enforceable	b
1		\(
	mortgage.	
		I
1	b) Whether mutation has been effected and	N.A.
	whether the mortgagor is in possession and	
1	enjoyment of his share.	1
		100
	c) Whether the partition made is valid in	N.A. 19.
	law and the mortgagor has acquired a	
	mortgagable title thereon.	
	d) In respect of partition by a decree of court,	N.A.
	whether such decree has become final and all other	I A.A.
	conditions/ formalities are completed/ complied	
	The state of the s	
	with.	
	e) Whether any of the documents in question are	N.A.
	executed in counterparts or in more than	21
	one set? If so, additional precautions to be	
	taken for avoiding multiple mortgages?	
16.	Whether the title documents include any	N.A.
	TESTAMENTARY DOCUMENTS /WILLS?	
	a) In case of wills, whether the will is	N.A.
	registered will or unregistered will?	
		N.A.
	mandatory probate and if so whether the same is	
	probated by a competent court?	
		N.A.
	will?	N.A.
-	1 (1) (1) (1) (1) (1) (1) (1) (1) (1) (1	
1		N.A.
		N.A.
	testator is available?	
		N.A.
	to establish the will in question is the last and	
	final will of the testator?	
	(Comments on the circumstances such as the	
1	availability of a declaration by all the	
	beneficiaries about the genuineness/ validity of	
	the will, all parties have acted upon the will, etc.,	
1.	which are relevant to rely on the will, availability	
	of Mother/Original title deeds are to be explained.	
	in the deeds are to be explained.	



a)	Whether the property is subject to any WAKF / HURCH / TEMPLE RIGHTS?	No.
C		Ν. Λ.
b)	emple or any religious/other institutions	1.7.1
to	aving any restriction in creation of charges on	
h	uch properties?	
SI	Precautions/ permissions, if any in respect of	Ν. Λ.
C	he above cases for creation of mortgage?	
. 1	O Where the property is a HUF/JOINT FAMILY	Not Applicable.
	PROPERTY, mortgage is created for family	• • • • • • • • • • • • • • • • • • • •
	penefit/legal necessity, whether the Major	
	,0,1,0,1,1	
10	Coparceners have no objection/join in execution, minor's share if any, rights of female	
	members etc.	
1	b) Please also comment on any other aspect	Ν. Λ.
	which may adversely affect the validity of security	
	which may adversely affect the valuary or seems, in such cases?	
9.	TRUST a) Whether the property belongs to any trust or is	Not Applicable.
	a) Whether the property belongs to any trust?	
1	b) Whether the trust is a private or public trust and	Ν. Λ.
	whether trust deed specifically authorizes the	
	mortgage of the property?	
	c) If so additional precautions/permissions to be	Ν. Λ.
	for creation of valid mortgage?	
	is any for creation of mortgage as	Ν. Λ.
	per the central/state laws applicable to the trust in	
		i antu le Non
	AGRICULTURAL LAND,	
20.		
	i i and whether title are my	
	Agricultural land and whether restrictions for creation/enforcement of mortgage.	Not made available.
	b) In case of AGRICOLTOKAL Theorem is a per local laws, if relevant records/documents as per local laws, if	
	to be verified to clistic the	
	title and right to enforce the mortgage?	Being C. T. S. No. 439, since long back
	c) In the case of CONVERSION OF the land for commercial purposes or otherwise	area hence conversion of Non
	land for commercial purposes of whether requisite procedure followed/permission	to the mot required in this case
	obtained.	it is itself treated as non agree
		land/Property.
	g and by any LOCA	
21.	Whether the property is affected by any LOCAL	
	LAWS OR OTHER REGULATION Security (vis	z.
	Agricultural Laws, weaker Sections, miles	e
	Regulations, Environmental Clearance, etc.),	
22	. LAND ACQUISITION	y No.
	a) Whether the property is step- pending or proposed land acquisition proceedings	5? JE AND ASS



b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry. 23. LITIGATION a) Whether the property is involved in or subject matter of any litigation which is pending or concluded? b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement? c) Whether the title documents have any court seal / marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/marking. 24. a) In case of PARTNERSHIP FIRM, whether the property belongs to the firm and the deed is properly registered. b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws? c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm. 25. Whether the property belongs to a LIMITED COMPANY, check the Borrowing powers, Board resolution, authorization to create	
Land Acquisitors search/enquiry. 23. LITIGATION a) Whether the property is involved in or subject matter of any litigation which is pending or concluded? b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement? c) Whether the title documents have any court seal / marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/marking. 24. a) In case of PARTNERSHIP FIRM, whether the property belongs to the firm and the deed is properly registered. b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws? c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm. Whether the property belongs to a LIMITED COMPANY, check the Borrowing powers, Board	
Land Acquisitors search/enquiry. 23. LITIGATION a) Whether the property is involved in or subject matter of any litigation which is pending or concluded? b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement? c) Whether the title documents have any court seal / marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/marking. 24. a) In case of PARTNERSHIP FIRM, whether the property belongs to the firm and the deed is properly registered. b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws? c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm. Whether the property belongs to a LIMITED COMPANY, check the Borrowing powers, Board	
23. LITIGATION a) Whether the property is involved in or subject a) Whether the property is involved in or subject 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. 24. a) In case of PARTNERSHIP FIRM, whether the property belongs to the firm and the deed is properly registered. b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws? c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm. Whether the property belongs to a LIMITED COMPANY, check the Borrowing powers, Board	
23. LITIGATION a) Whether the property is involved in or subject matter of any litigation which is pending or concluded? b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement? c) Whether the title documents have any court seal // marking which points out any litigation // attachment/security to court in respect of the property in question? In such case please comment on such seal/marking. 24. a) In case of PARTNERSHIP FIRM, whether the property belongs to the firm and the deed is properly registered. b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws? c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm. Whether the property belongs to a LIMITED COMPANY, check the Borrowing powers, Board	
matter of any magnetic 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. 24. a) In case of PARTNERSHIP FIRM, whether the property belongs to the firm and the deed is properly registered. b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws? c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm. 25. Whether the property belongs to a LIMITED COMPANY, check the Borrowing powers, Board	
matter of any magnetic 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. 24. a) In case of PARTNERSHIP FIRM, whether the property belongs to the firm and the deed is properly registered. b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws? c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm. 25. Whether the property belongs to a LIMITED COMPANY, check the Borrowing powers, Board	
matter of any magnetic 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. 24. a) In case of PARTNERSHIP FIRM, whether the property belongs to the firm and the deed is properly registered. b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws? c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm. 25. Whether the property belongs to a LIMITED COMPANY, check the Borrowing powers, Board	/ /
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. 24. a) In case of PARTNERSHIP FIRM, whether the property belongs to the firm and the deed is properly registered. b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws? c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm. 25. Whether the property belongs to a LIMITED COMPANY, check the Borrowing powers, Board	
affect the creation of a value 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. 24. a) In case of PARTNERSHIP FIRM, whether the property belongs to the firm and the deed is properly registered. b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws? c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm. 25. Whether the property belongs to a LIMITED COMPANY, check the Borrowing powers, Board	
affect the creation of a value 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. 24. a) In case of PARTNERSHIP FIRM, whether the property belongs to the firm and the deed is properly registered. b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws? c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm. 25. Whether the property belongs to a LIMITED COMPANY, check the Borrowing powers, Board	
c) Whether the title documents have any court seal 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. 24. a) In case of PARTNERSHIP FIRM, whether the property belongs to the firm and the deed is properly registered. b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws? c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm. 25. Whether the property belongs to a LIMITED COMPANY, check the Borrowing powers, Board	1
c) Whether the title documents have they / 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. 24. a) In case of PARTNERSHIP FIRM, whether the property belongs to the firm and the deed is properly registered. b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws? c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm. 25. Whether the property belongs to a LIMITED COMPANY, check the Borrowing powers, Board	
/ marking which points out any attachment/security to court in respect of the property in question? In such case please comment on such seal/marking. 24. a) In case of PARTNERSHIP FIRM, whether the property belongs to the firm and the deed is properly registered. b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws? c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm. 25. Whether the property belongs to a LIMITED COMPANY, check the Borrowing powers, Board	\
attachment/security to court in respect property in question? In such case please comment on such seal/marking. 24. a) In case of PARTNERSHIP FIRM, whether the property belongs to the firm and the deed is properly registered. b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws? c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm. 25. Whether the property belongs to a LIMITED COMPANY, check the Borrowing powers, Board	
property in question? In such case pictors on such seal/marking. 24. a) In case of PARTNERSHIP FIRM, whether the property belongs to the firm and the deed is properly registered. b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws? c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm. 25. Whether the property belongs to a LIMITED COMPANY, check the Borrowing powers, Board	
on such seal/marking. a) In case of PARTNERSHIP FIRM, whether the property belongs to the firm and the deed is properly registered. b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws? c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm. Whether the property belongs to a LIMITED COMPANY, check the Borrowing powers, Board	
24. a) In case of PARTNERSHIP FIRM, whether the property belongs to the firm and the deed is properly registered. b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws? c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm. 25. Whether the property belongs to a LIMITED COMPANY, check the Borrowing powers, Board	1
property belongs to the firm and the deed is properly registered. b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws? c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm. Whether the property belongs to a LIMITED COMPANY, check the Borrowing powers, Board	1
properly registered. b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws? c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm. Whether the property belongs to a LIMITED COMPANY, check the Borrowing powers, Board	
b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws? c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm. Whether the property belongs to a LIMITED COMPANY, check the Borrowing powers, Board	
on hotchpot? Whether formalities for the same have been completed as per applicable laws? c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm. Whether the property belongs to a LIMITED COMPANY, check the Borrowing powers, Board	
have been completed as per applicable laws? c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm. Whether the property belongs to a LIMITED COMPANY, check the Borrowing powers, Board	1
c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm. Whether the property belongs to a LIMITED COMPANY, check the Borrowing powers, Board	
has/have authority to create mortgage for and on behalf of the firm. Whether the property belongs to a LIMITED COMPANY, check the Borrowing powers, Board	
behalf of the firm. Whether the property belongs to a LIMITED No. COMPANY, check the Borrowing powers, Board	
25. Whether the property belongs to a LIMITED No. COMPANY, check the Borrowing powers, Board	
COMPANY, check the Borrowing powers, Board	
near 1 a Constant and	1
near 1 a Constant and	
mortgage/execution of documents, Registration	
of any prior charges with the Company Registrar	
(ROC), Articles of Association /provision for	
common seal etc.	
6. In case of SOCIETIES, ASSOCIATION, the required Not applicable.	
authority/power to borrower and whether the	
mortgage can be created, and the requisite	
resolutions, bye-laws.	
- SWER OF ATTURNEY	1-
a) Whether any POA is involved in the chain of No.	
b) Whether the POA involved is one coupled with No.	
the same is a registered document and hence it	
has created an interest in favour of the	
law.	
c) In case the title document is executed by the	
POA holder, please clarify and all the	
involved is whether the POA	
(1) One executed by the second	
Firms/Individual or Proprietary Concerns in	
Idvour of their Day Concerns :-	
Representatives to sign Flat Allotment Letters,	
Letters,	



name and a second	NOCs, Agreements of Sell, Sell Deeds, etc. in favour	
1	of buyers of flats/units (Builder's POA) or	
	of buyers or thirty that's (builder's POA) or	
	on Other type of DOA 15	
	(ii) Other type of POA (Common POA).	No.
	d) In case of Builder's POA, whether a certified	No.
1	copy of POA is available and the same has been	
	verified/compared with the original POA	
1	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	
	L whether the original Fox is verified and the title	No.
-	investigation is done on the basis of original POA?	
	ii. Whether the POA is a registered one?	N.A.
		No. 1
	iii. Whether the POA is a special or general one?	N.A.
	iv. Whether the POA contains a specific authority	N.A.
	for execution of title document in question?	
1	N Whether the POA was in force and not	N.A.
	revoked or had become invalid on the date of	
	execution of the document in question? (Please	
	clarify whether the same has been ascertained	_ 11
	from the office of sub-registrar also?)	
	from the office of sub-registral also?)	N A
	g) Please comment on the genuineness of POA?	N.A.
	h) The unequivocal opinion on the enforceability	N.A.
	and validity of the POA?	
28.	MORTGAGE BY POA	
20.	Whether mortgage is being created by a POA	No.
	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.	
29.	If the property	
	residential,	
1	comment on the following: (a) Promoter's/Land owner's title to the land/	(a) Clean, clear and marketable.
	(a) Promoter's/Land owner's title to the land,	
	building;	(b) No.
	(b) Development Agreement / Power of Attorney;	
		(c) Full extent.
	(c) Extent of authority of the Developer/builder;	
	105/08	(d) Independent title verification of the
	(d) Independent title verification of the Land	Land and for huilding/Bungalow carried
	and/or building in question;	out, and there is no doubt regarding the
	allu/or bulleting	title of the property.
		(e)Agreement for Sale made between
	(e) Agreement for sell (duly registered);	Chandan Manikidi Shan,
	(e) Agreement for sen (duty register 1)	Mi. Charletal Shah & National
		e Company Illiough
		partners Mr. Nandan Mindan Mr.
1		Union Bank of India through Mr.
		Union Bank of India through

	. 8	
		arayan K. Kulkarni and
	N	arayan Shah(Vendors) AND
	M	aniklai Shah (Purchaser)
	Įį!	nadatta Sharar Haveli No. 6924/200
	tr	ne Sub-Registration No. 6924/2012 egistration Mouje Rapid (p)
1		egistration Mouje Ravily (p) 4/12/2003, and Sub-by const
		degistration and Sub-Reg const
	R	egistrate Pune.
		listr
		(f) Stamp duty properly (q) uni
		(f) Stamp on Rs. 38,00,000 uni
	July!	
	of proper stamp trusy	article 25(D) article 1958. (As amended from time to 30.
	(f) Payment of proper stamp duty;	1958. (As american time to 30. w
		\ \L
		(g) N. A.
	(g)Requirement of registration of sell agreement,	
	c registration of sell agree	
	(g)Requirement of registration (g)Requirement agreement, POA, etc.; development agreement, POA, etc.;	(h) Sanctioned Building plan
	development agreement, to develop agreement, to develop agreement, to develop agreement, and the development agreement agreeme	(h) Sanction No.2184/04, dated 14/09/2004,
1	u ling plan, perm	
-	(b) Approval of building party	(i) Not furnished. 32.
	(h) Approval of pullating appropriate/local authority, etc.;	(i) Not lutilisate
	appropriate/ Condominium	1
	(i) Conveyance in favour of Society/ Condominium	33.
1		(j) Not Furnished. 33.
A	Concerned.	
1	(j) Occupancy Certificate/allotment letter/letter of	
/		(k) Building is owned and possessed 34.
		(k) Building is owned and possessed 34. Mr. Atul Jinadatta Shah.
	(k) Membership details in the Society etc.;	
	(K) Membership details	35
		(1) Not Furnished.
	(I) Share Certificates;	3
	397	(m) N. A.
	(m) No Objection Letter from the Society/Builder;	
	(III) No objection better new	
		(n) All Requirements are followed.
	(n) All legal requirements under the	
	local/Municipal laws, regarding ownership of	
	_ ,	
	flats/Apartments/Building Regulations, Development Control Regulations, Co-operative	
	Societies' Laws etc.;	1
	SOCIECTES LAWS CIC.;	() (I) ml!
	(a) Dequirements for noting the Dank charges	(o) (i) The applicant/ borrower shou
	(o) Requirements, for noting the Bank charges on the records of the Housing Society / Builder, i	
	any;	City Survey Record.
		(ii) In addition to this a Notice
		Intimation is to be filed within a month
		with the designated Sub Registra Office/s, vide Government
		그 그 그 그 그 그 그 그 그 그 그 그 그 그 그 그 그 그 그
	and the second s	Maharashtra's letter क्र. का-४ / प्र.क्र.२६१८
		१३ (भाग-४) / ८९७ / १३, नोंदणी महानिरीक्षकः
		मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे गरे
		कार्यालय, पुणे. दिनांक - २५/०४/२०१३, Under
	The state of the s	the Registration Act, 1908, Sec.89A and
		89B, Maharashtra State Govt. Revenue
	N. Company of the Com	and forests department notification
1110		



y is a vacant land and be made, approval of lay-out, if any. numbering pattern of the documents such as approved etc. achments, and/or claims etc. achments or State or other third Party claims, Liens etc. under the Encumbrances ame of the person in whose ance is created and if so, if any. perty tax or land revenue or said/payable as on date and if	after 01/04/2013. (p) Construction is completed. (q) Yes. The property is free from all encumbrances. We have taken the search for 30 years. The property is free from all encumbrances. Property Tax is to be paid for the 2015
numbering pattern of the documents such as approved etc. achments, and/or claims etc. achments or State or other third Party claims, Liens etc. under the Encumbrances ame of the person in whose ance is created and if so, if any. perty tax or land revenue or	(q) Yes. The property is free from all encumbrances. We have taken the search for 30 years. The property is free from all encumbrances.
documents such as approved etc. achments, and/or claims ent, Central or State or other third Party claims, Liens etc. under the Encumbrances ame of the person in whose ance is created and if so, if any. perty tax or land revenue or	The property is free from all encumbrances. We have taken the search for 30 years. The property is free from all encumbrances.
under the Encumbrances ame of the person in whose ance is created and if so, if any.	we have taken the search for 30 years. The property is free from all encumbrances.
ame of the person in whose ance is created and if so, if any. perty tax or land revenue or	The property is free from all encumbrances.
perty tax or land revenue or	Property Tax is to be paid for the 2015
?	
ceiling clearance, whether ails thereon. jection Certificate under the	Not applicable. Not required.
ts/mutation extracts/ Katha the property in question.	website.
e/Municipal/Village records?	
marcation/ partition of the	
perty has clear access as per	the access is as per documents.
circumstances, if any	
ion to electricity com	Yes.
relation to Sells Ta	Not Applicable.
II ally.	Property tax. // No. / discrepancy
ference/discrepancy in any of the property of	h respect of the boundaries
	ceiling clearance, whether ails thereon. jection Certificate under the aired/obtained. cts/mutation extracts/ Katha the property in question. of mortgagor is reflected as e/Municipal/Village records? perty offered as security is marcation/ partition of the did? perty has clear access as perty can be identified from documents, and circumstances, if anytiny? ion to electricity connection;

	comment on the same. and/or approved/	Valuation Report is not made
39.	sanctioned plans same included in the proposition of the same included of the proposition of the description and boundaries of the proposition of the description and boundaries of the proposition of the said document and that in the title deeds on the said document and/or approved plan are on the valuation report and/or approved plan are on the valuation of the time of preparation of the proposition of the pr	
	please provide these the advocates please provide these available to the advocates of mortgage	creation of mortgage,
40.	under any local or special con- under any local or special con- under any local or special con- under any local or special con-	b) Details mentioned in Col _{lun,} E and F.
	b) Details of proper Teganic payment of proper stamp duty etc. Whether the Bank will be able to enforce against the property	Yes.
41.	SARFEST Action deeds,	yes.
42.	details of legacian creation of a proper, valid and enforcement of certified extracts mortgage by deposit of certified extracts duly certified etc., as also any precaution to be	
	taken by the bank in	Yes. Mortgage can be created by
43.	documents of the mortgagor (other trans- natural persons) permits creation of mortgage natural precautions, if any to be taken in	Persons.
	such cases. Additional aspects relevant for investigation of title	No.
44.		Bank's charge Should be got note
45.	Additional suggestions, if any to sateguard in interest of Bank / ensuring the perfection of	the Revenue, City Survey and Log Municipal Council authority.
46.	Security. 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. $\ensuremath{\mathrm{Atu}}$ [indatta Shah.

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

1) Copies of Index II.

2) Copy of Property Card.

late: 21/04/2015 lace: Pune. Signature of panel Advocate
Adv.V.K.Jagdale / Adv.U.N.Khankal
For, Adv.V.K.Jagdale and Associates, Advocates.



Thep

Annexure-I LIST OF DOCUMENTS SCRUTINIZED

ir.No.	<u>Date of</u> <u>Document</u>	Name, Nature of Document	Original / certified copy / certified extract / photocopy etc.	In case of copies, whether the original was
	2015	Property Tax		scrutinized by the Advocate.
		Property Card	Photocopy	
1	24/12/2003	Agreement for C.	Photocopy	-
		Bhushan Maniklal Shah, Mr. 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.		
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 Mark admeasuring approximately 114.00 admeasuring 146.03 Sq. Mtrs. and constructed area admeasuring approximately 114.00 more particularly described in schedule was previously owned and possessed by Mrs. Snew more particularly described in schedule was previously owned and possessed by Mrs. Snew more particularly described in schedule was previously owned and possessed by Mrs. Snew more particularly described in schedule was previously owned and possessed by Mrs. Snew more particularly described in schedule was previously owned and possessed by Mrs. Snew more particularly described in schedule was previously owned and possessed by Mrs. Snew more particularly described in schedule was previously owned and possessed by Mrs. Snew more particularly described in schedule was previously owned and possessed by Mrs. Snew more particularly described in schedule was previously owned and possessed by Mrs. Snew more particularly described in schedule was previously owned and possessed by Mrs. Snew more particularly described in schedule was previously owned and possessed by Mrs. Snew more particularly described in schedule was previously owned and possessed by Mrs. Snew more particularly described in schedule was previously owned and possessed by Mrs. Snew more particularly described in schedule was previously owned and possessed by Mrs. Snew more particularly described in schedule was previously owned and possessed by Mrs. Snew more particularly described in schedule was previously owned and possessed by Mrs. Snew more particularly described in schedule was previously owned and possessed by Mrs. Snew more particularly described in schedule was previously owned and possessed by Mrs. Snew more particularly described in schedule was previously owned and possessed by Mrs. Snew more particularly described in schedule was previously owned and possessed by Mrs. Snew more particularly described in schedule was previously owned and possess

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, 23/01/1993 to Union Bank of India. The mutation entry No.207 has been entered on property dated 30/11/1993.

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

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

In short, as per latest 7/12 extract of the land / property card / copy of Index II, available of 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 reco 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

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

Website: www.legalfriend.in

Mobile: 9960615382

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.
- 3.1/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 making
- 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

cabor than already stated in the Laur documents and agreed to by the Mortgagoe and

(Tredien, whichever so inapplicable). Not Applicable

- 2. Minor/(e) and his/ their interest in the property/(ies) is to the extent of there of the Minor with Name). (Strike out if not applicable). Not Applicable
- B. The Mortgage if created will be available to the Bank for the Liability of the Intending $h_{n_{\mu_1}}$ Mr. Atul Jinadatta Shah.
- 9. 1 / We certify that Mr. Atul Jinadatta Shah has/ have an absolute, clear and Marketally 9. 1 / We certify that Mr. Atul Jinadatta Shan has/ over the Schedule property/ (ies). I / We further certify that the above title deeds are genuine 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 follows: 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. Bhus Original Agreement for Sale made between on Community of the Narayan K. Kulkarni and Mr. Vachan Maniklal Shah & National Marketing & Company through its partners Mr. Nandan Maniklal Shah & National Marketing & Company through its partners Mr. Nandan Maniklal Shah & National Marketing & Company through its partners Mr. Nandan Maniklal Shah & National Marketing & Company through its partners Mr. Nandan Maniklal Shah & National Marketing & Company through its partners Mr. Nandan Maniklal Shah & National Marketing & Company through its partners Mr. Nandan Maniklal Shah & National Marketing & Company through its partners Mr. Nandan Maniklal Shah & National Marketing & Company through its partners Mr. Nandan Maniklal Shah & National Marketing & Company through its partners Mr. Nandan Maniklal Shah & National Marketing & Company through its partners Mr. Nandan Maniklal Shah & National Marketing & Company through its partners Mr. Nandan Maniklal Shah & National Marketing & Company through its partners Mr. Nandan Maniklal Shah & National Marketing & Company through its partners Mr. Nandan Mr. Vachan Marketing & Company through its partners Mr. Nandan Mr. Vachan Marketing & Company through its partners Mr. Nandan Mr. Vachan Marketing & Company through its partners Mr. Nandan Mr. Vachan Mr. Nandan Mr. Nandan Mr. Nandan Mr. Nandan Mr. Maniklal Shah & National Marketing & Company uncong.

 Shah, Union Bank of India through Mr. Narayan K. Kulkarni and Mr. Vachan Manika Shah, Union Bank of India through Mr. Narayan K. Kulkarni and Mr. Vachan Manika Shah, Union Bank of India through Mr. Narayan K. Kulkarni and Mr. Vachan Manika Shah, Union Bank of India through Mr. Narayan K. Kulkarni and Mr. Vachan Manika Shah, Union Bank of India through Mr. Narayan K. Kulkarni and Mr. Vachan Manika Shah, Union Bank of India through Mr. Narayan K. Kulkarni and Mr. Vachan Manika Shah, Union Bank of India through Mr. Narayan K. Kulkarni and Mr. Vachan Manika Shah, Union Bank of India through Mr. Narayan K. Kulkarni and Mr. Vachan Manika Shah, Union Bank of India through Mr. Narayan K. Kulkarni and Mr. Vachan Manika Shah, Union Bank of India through Mr. Narayan K. Kulkarni and Mr. Vachan Manika Shah, Union Bank of India through Mr. Narayan K. Kulkarni and Mr. Vachan Manika Shah, Union Bank of India through Mr. Narayan K. Kulkarni and Mr. Vachan Manika Shah, Union Bank of India through Mr. Narayan K. Kulkarni and Mr. Vachan Manika Shah, Union Bank of India through Mr. Narayan K. Kulkarni and Mr. Vachan Manika Shah, Union Bank of India through Mr. Narayan K. Kulkarni and Mr. Vachan Manika Shah, Union Bank of India through Mr. Narayan K. Kulkarni and Mr. Vachan Manika Shah, Union Bank of India through Mr. Narayan Mr. Na Shah, Union Bank of India through Mr. Narayan In. Shah (Vendors) AND Mr. Atul Jinadatta Shah (Purchaser), at office of the Sub-Registration of the Sub Shah(Vendors) AND Mr. Atul Jinadatta Shan (rutchase),
 Haveli No. 02, bearing registration No. 6924/2003, dated 24/12/2003, Mouje Ravive Ravive Dietrict Pune, along with Receipt and Indiana. Haveli No. 02, bearing registration No. 6924/2003, and Peth, Registration and Sub-Registration District Pune, along with Receipt and $Inde_{\chi_1}$
- 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 L_{aw}



SCHEDULE-I SCHEDULE OF THE PROPERTY

ALL that piece or parcel of the Property bearing CTS No. 439, admeasuring about 146.03 Sq. Mirs. and construction admeasuring approximately 114.00 Sq.Mtrs, situated in Gaonthan MIP 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:

Place: Pune.

Signature of Panel Advocate

Adv.V.K.Jagdale / Adv.U.N.Khankal

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

<u>reipt:</u> As the loan amount is more than rupees one crore, the search of title of the pr Further, 1) Receipt:

for 30 years. Search fee of Rs. 750/- paid to Inspector General of Registration Departs. taken for 30 years. Search fee of Rs. 750/- paia to inspector and separate Search fee of Rs. 750/- paia to inspector and separate Search fee of Rs. 750/- paia to inspector and separate Search fee of Rs. 750/- paia to inspector and separate Search fee of Rs. 750/- paia to inspector and separate Search fee of Rs. 750/- paia to inspector and separate fee of Rs. 750/- paia to inspector a Maharashtra State vide E-Challan by aebit to 3. B. 1., and the State Vide Government Receipt Acknowle with State Bank of India, Pulgate Branch, Pune, vide Government Receipt Acknowle with State Bank of India, Pulgate Brunch, Fund, Video 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 / $\frac{7}{12}$ extracts / Property Card pertaining to the which is/are available on Maharashtra State Government's official http://www.igrmaharashtra.gov.in/. On the basis of the exercise made by us, we opine that of the original land owner, to the property as well as all subsequent transferees include

present owner is clean, clear and marketable.

Date: 21/04/2015.

Place: Pune.

Signature of panel Advocate

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



ile No.: 9960615382

ne of Branch

Government Receipt Accounting system (GRAS) Finance Department, Government of Maharashtra

User :- Advocate V. K. Jagdale

<u>Search fee</u> 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 <u>E-Challan</u> by debit to S. B. A/c No. 11158823285 of Adv. V. K. Jagdale with State Bank of India, Pulgate Branch, Pune.

For, Adv. R. Lagdale and Associates, Advocates.

Original / Duplicate Copy / (Office Copy) Triplicate

isclaimer: This display is for informational purpose and not intended for any Government / Legal urposes.

कुमार्क 439 सुविधाधिकार :-	तालुका/न.भु.मा.क्र. र प्लाट नंबर क्षेत्र चौ.मी. [स्क्वे. य 175] चौ. मि.	धारणाधिकार	गाव/विभागःरविवारपेठ शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
भुमापन स्ति अस क्रमांक 439	[स्क्वे. य 175]		किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
मुविधाधिकार :-	175]	ार्ड गावठाण सारा	माफिने
		146.3	
_{क्काचा} मुळ धारक नों ट	:-[रामचंद्र दामोदर गोळे - व ग. 24.7.20 प्रमाणे]	वाटणीपत्र रु. 11223 अ	ाणे ६ आणे ४]
हिदार:-	24.7.20 AMINI		
इतर भार:-			
इतर शेरे:-			
दिनांक	व्यवहार	खंड क्रमांक नवि (प) र्र	न धारक (धा) पट्टेदार साक्षांकन केंवा भार (भा)
100/10/1051	गटणीपत्र रामचंद्र दामोदर ग प्रामोदर रामचंद्र गोळे व सि	11000	H स्नेहलता भ्र. पांडुरंग रामचंद्र

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 मार्केटिंंग कंपनी (इंडिया) या नांवाची बचन एम. शहा भागीदारी फर्म तर्फे	ਹਿ
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 ह	চি

Card 1		युनियन बँक ऑफ इंडिया	\
72/2004	यांचे दरम्यान दि. 2.12.93 चे मेमोरंडम अन्वये र.रु. 4,00,000/- च्या बोजापोटी नोंद दाखल (फे.फा.नं. 287) न.भू.क्र.439 क्षेत्र 146.3 चौ मी संपुर्ण मिळकत दि नॅशनल मार्केटींग कंपनी (इंडीया) या नावाची भागीदार्थ फर्म तर्फ श्री वचन एम शहा यांच्य कड्न	र द अ नं 6924/2003 दि औ. अतुल जिनदत्त शहा या	CL3 E
		1/4	Ver





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

Tel. No. 020-30423200

Mobile: 9960615382/7774055283

Website: www.legalfriend.in

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)

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

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

Date: 16/05/2016

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

espected Sir/Madam,

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

Annexure - B and C:

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

	(All columns/items are to be completed,	
		State Bank of India, Baramati Branch
	1 / Business Unit/Office	State Bank of India, Barana
_	a) Name of the Branch/ Business Unit/Office	Pune.
	seeking opinion.	1.15
	Seeming 1	By personal visit.
	b) Reference No. and date of the letter under the	
	b) Reference No. and date of the re- cover of which the documents tendered for	•
	scrutiny are forwarded.	Mr. Atul Jinadatt Shah.
	c) Name of the Borrower/s.	Mr. Atul Jinadatt Shah.
	c the unit/Collectity	Million
	a) Name of the unity control	
	coming the property/ (les) do	Individual.
	init/concern/	1
	b) Constitution of the unity	
	b) Constitution of the unity of person/body/authority offering the property for	
	a the immovable	
_	Complete or full description of the	
8	Complete or full description of the limited property / (ies) offered as security including the property / details	120
	property / (res)	C. T. S No. 439
	following details.	1 - 146 3 Sq. mtrs.
	(a) Survey No. (b) Door/House No. (in case of house property): (b) Door/House No. (in case of house property): (b) Door/House No. (in case of house property):	a Plot area admeasuring 146.3 Sq. mtrs.
	(b) Door/House No. (in case plinth/ built up are	Plot area admeasuring 1100 and constructed area 114 Sq. mtrs.
	(c) Extent/ area in case of house property (d) Locations like name of the place, village, city (d) Locations like name of the place, village, city (d) Locations like name of the place, village, city	y, CTS No. 4027
	in case of notice name of the place, vinage	District Pune.
	(d) Locations into district etc. Boundaries.	ly Please refer Annexure I.
	(d) Locations like name of the properties (e.g. Boundaries). registration, sub-district etc. Boundaries. registration, sof the documents scrutinized-serial	")
_		
	a)Particulars of the and and as to wheth and chronologically Nature of documents verified and as to wheth which are also as to wheth and as to wheth the state of	er
	and chrone of documents verified and de	on
	Nature of documents or certified copies of regular	
	Nature of documents verified and as to what they are originals or certified copies or registration they are duly certified.	he 1,350
	extracts duly certified.	ho Significant
	extracts duly certified. Note: Only originals or certified extracts from to the registering/land/ revenue/ other authorities	1191 63
	istoring/land/ revenue/ other	Naget,
	registering	
	examined.	A Dead F

		Whether certified copy of all title documents obtained from the referant sub-re-	untr	certified copy of title dotted from the registrar office by the registrar of the registrar
		whether certified copy of all title documents are obtained from the relevant sub-re- are obtained from with the documents and compared with the documents and relevant and rel	fillie	certified copy of title doctored from the registrar office by the Rolling in terms of Rapt.
		whether certified copy of all sub-re- are obtained from the relevant sub-re- are obtained from the documents office and compared with the documents office and compared with the documents office and compared with the documents	gist	obtained from the down the registrar office by the Boyrow in terms of Bank's
		whether certified the refer documents are obtained from with the documents office and compared with the mortgagor? (Please office and refer available by the proposed mortgagor) and refer available by the proposed copies and refer available and certified copies.	ma	registrar office by the Boy to late in terms of Bank's Corporate Mumbai circulars Corporate PRIVHOME LO.
	15	Inhelite and with the more (Please	se al	if the loan amount exceeds a Mumbai circulars Orporate PBU/HOME LOANS SI
	1	and compared mortgand releva	nt f	t debe a tunount
	1	office the the program copies		in terms of Bank, actions
		are obtained from with the are obtained compared with the office and compared mortgagor? (Please office and compared copies and releval enclose all each certified copies and releval enclose all each certified copies and releval enclose all each the TIR.)		Mumbai circulars Corporate PBU/HOME LOANS SI. No. 8-c.1 housing/28/2013-14 NBC/N
		enclose with the		1 1707 1101111 1.414.
	1	tailailyra		
				housing/28/2012 100%
				2013. No. 5-14 NRG/N
				14. No. No. No. 1028/2013-14. No. RE/HL/AX/28 Housing/28/2013-14. NBC/Ph 09/12/2013. RE/HL/AX/28 However in lieu
				09/12/2013. ***/fil.*/AX/28 However in lieu of particulars of Index if / 7/12 a property card of the
				particulars of Index II / 7/12 extended property card of the said property with the said property card of the said propert
				Index to Certinue
				property card of the /7/10
1				17710 4 1771
				available of the dor. "Topes
				compared with the documents are information found.
	1			information found.
1	1	- Mica	or	Yes.
Ī		Whether the records of registrar office	in	
6	(a)	Whether the records of registral Whether the property Whether the records of registral Whether the records of	111	It is available on
			iny	www.igrmaharashtra.gov.in.
	qu	estion are availabline portal or computer system?	_	
i			le,	Yes.
1	1	and the state of t		Online cross checking made. No adverse information
	wh	de and the comments/ findings in this regard	d.	No adverse information found. No.
	mac	Thether the genuineness of the stamp paper	is	No.
	c)W	Thether the genumeness of the sible to be got verified from any onlin	ie	
	poss	al and if so whether such verification wa	15	
	mad	roperty offered as security falls within the	e H	laveli No. 1 to 27 to 1110
7.	a) P	diction of `which sub-registrar office?	0	laveli No. 1 to 27. i.e. All Registration offices in Haveli.
	juris	hether it is possible to have registration of	_	es.
	docu	mens in respect of the	0	aveli No. 1 to 27. i. e. All Registration
		tion, at more than one office of sub-		nces in naven.
		trar/ district registrar/ registrar- general. If		
		lease name all such offices?	Co	and has been all to the
		nether search has been made at all the offices	1	arch has been made at all office
		d at (b) above? ether the searches in the offices of	No	med above through online portal.
			NO	•
	-	ering authorities or any other records reveal		
		ration of multiple title documents in respect		
a)		property in question?	pla	ase refer Annexure II.
1)		of title tracing the title from the oldest title of the latest title deed establishing title of the	riea	ise refer Annexure II.
1		rty in question from the predecessors in		
		nterest to the current title holder.		
		e of property offered as security for loans of		
		.00 crore and above, search of title/		
		abrances for a period of not less than 30		
		s mandatory.(Separate Sheets may be used)		1
b)	And w	A STATE OF THE PARTY OF THE PAR	Vo.	
	title is	involved, for a further period, depending on		
				ONE AND ASTOC
				(S)

	To and for clearange of and the	
	the need for clearance of such clog on the Title.	
	Nature of Title of the intended Mortgagor over the	Ownership as well as Occupancy Rights
	property (whether full ownership rights,	
	Leasehold Rights, Occupancy/ Possessory Rights or	,
	Inam Holder or Govt. Grantee/Allottee etc.)	
0.	If LEASEHOLD, whether;	No.
	a)lease Deed is duly stamped and registered	No.
	b)lessee is permitted to mortgage the Leasehold right,	Ν. Λ.
	c)duration of the Lease/unexpired period of lease,	N.A.
	d)if, a sub-lease, check the lease deed in favour of	N.A.
	Lessee as to whether Lease deed permits sub-	N.A.
	leasing and mortgage by Sub-Lessee also.	
	e)Whether the leasehold rights permits for the	N.A.
	creation of any superstructure (if applicable)?	N.A.
	f) Right to get renewal of the leasehold rights and	N.A.
		14.74.
	nature thereof. If GOVT, GRANT/ ALLOTMENT/LEASE-	
	CUM/SELL AGREEMENT, whether;	N.A.
	Grant/ agreement etc. provides for alienable	N.A.
	rights to the mortgagor with or without	
	conditions,	N.A.
	the mortgagor is competent to create charge on	N.A.
	such property,	N.A.
	Whether any permission from Govt. or any other	N.A.
	authority is required for creation of mortgage	-
	and if so whether such valid permission is	
	available.	Full Ownership as well as Occupancy
2.	If OCCUPANCY RIGHT, whether;	rights.
		Tigites.
	Ltvensforable	Yes
	a)Such right is heritable and transferable,	
	a)Such right is heritable and transferable, b) Mortgage can be created.	Yes.
2	b) Mortgage can be created. b) Mortgage can be created. gray and if so,	Yes
3.	b) Mortgage can be created. Nature of MINOR'S INTEREST, if any and if so, whether creation of mortgage could be possible,	Yes.
3.	b) Mortgage can be created. Nature of MINOR'S INTEREST, if any and if so, whether creation of mortgage could be possible, whether creation of mortgage to be followed	Yes Yes. N.A.
3.	b) Mortgage can be created. Nature of MINOR'S INTEREST, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed and	Yes Yes. N.A.
3.	b) Mortgage can be created. 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 including court permission.	Yes. N.A.
	b) Mortgage can be created. 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.	Yes. N.A.
	b) Mortgage can be created. 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. If the property has been transferred by way of	Yes. N.A. No.
3.	b) Mortgage can be created. 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. If the property has been transferred by way of	Yes. N.A. No.
	b) Mortgage can be created. 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. If the property has been transferred by way of GIFT/SETTLEMENT DEED, whether:	Yes. N.A. No. N.A.
	b) Mortgage can be created. 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. If the property has been transferred by way of GIFT/SETTLEMENT DEED, whether:	Yes. N.A. No. N.A.
	b) Mortgage can be created. 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. If the property has been transferred by way of GIFT/SETTLEMENT DEED, whether: a) The Gift/Settlement Deed is duly stamped and registered; b) The Gift/Settlement Deed has been attested by	Yes. N.A. No. N.A.
	b) Mortgage can be created. 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. If the property has been transferred by way of GIFT/SETTLEMENT DEED, whether: a) The Gift/Settlement Deed is duly stamped and registered; b) The Gift/Settlement Deed has been attested by	Yes. N.A. No. N.A.
	b) Mortgage can be created. 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. If the property has been transferred by way of GIFT/SETTLEMENT DEED, whether: a) The Gift/Settlement Deed is duly stamped and registered; b) The Gift/Settlement Deed has been attested by two witnesses;	Yes. N.A. No. N.A. N.A. N.A.
	b) Mortgage can be created. 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. If the property has been transferred by way of GIFT/SETTLEMENT DEED, whether: a) The Gift/Settlement Deed is duly stamped and registered; b) The Gift/Settlement Deed has been attested by two witnesses; c) The Gift/Settlement Deed transfers the property to Donee;	Yes. Yes. N.A. No. N.A. N.A. N.A.
	b) Mortgage can be created. 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. If the property has been transferred by way of GIFT/SETTLEMENT DEED, whether: a) The Gift/Settlement Deed is duly stamped and registered; b) The Gift/Settlement Deed has been attested by two witnesses; c) The Gift/Settlement Deed transfers the property to Donee;	Yes. Yes. N.A. No. N.A. N.A. N.A.
	b) Mortgage can be created. 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. If the property has been transferred by way of GIFT/SETTLEMENT DEED, whether: a) The Gift/Settlement Deed is duly stamped and registered; b) The Gift/Settlement Deed has been attested by two witnesses; c) The Gift/Settlement Deed transfers the property to Donee; d) Whether the Donee has accepted the gift by a cigning the Gift/Settlement Deed or by a cigni	Yes. Yes. N.A. No. N.A. N.A. N.A.
	b) Mortgage can be created. 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. If the property has been transferred by way of GIFT/SETTLEMENT DEED, whether: a) The Gift/Settlement Deed is duly stamped and registered; b) The Gift/Settlement Deed has been attested by two witnesses; c) The Gift/Settlement Deed transfers the property to Donee; 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; separated writing or by implication on the Donor in	Yes. Yes. N.A. No. N.A. N.A. N.A.
	b) Mortgage can be created. 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. If the property has been transferred by way of GIFT/SETTLEMENT DEED, whether: a) The Gift/Settlement Deed is duly stamped and registered; b) The Gift/Settlement Deed has been attested by two witnesses; c) The Gift/Settlement Deed transfers the property to Donee; 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; separated writing or by implication on the Donor in the Owner in the original property.	Yes. Yes. N.A. N.A. N.A. N.A. N.A.
	b) Mortgage can be created. 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. If the property has been transferred by way of GIFT/SETTLEMENT DEED, whether: a) The Gift/Settlement Deed is duly stamped and registered; b) The Gift/Settlement Deed has been attested by two witnesses; c) The Gift/Settlement Deed transfers the property to Donee; d) Whether the Donee has accepted the gift by a cigning the Gift/Settlement Deed or by a cigni	Yes. N.A. N.A. N.A. N.A. N.A. N.A.

	and for the	he N.A.
	g) Whether any life interest is reserved for the Donor or any other person and whether there is done any other person to join the creation of	; a
	g) Whether any life interest to Donor or any other person to join the creation need for any other person to join the creation of the need for any other person to join the creation of the need for any other person to join the creation of the need for any other person to join the creation of the need for any other person to join the creation of the need for any other person to join the creation of the need for any other person to join the creation of the need for any other person to join the creation of the need for any other person to join the creation of the need for any other person to join the creation of the need for any other person to join the creation of the need for any other person to join the creation of the need for any other person to join the creation of the need for any other person to join the creation of the need for any other person to join the creation of the need for any other person to join the creation of the need for any other person to join the creation of the need for any other person to join the creation of the need for any other person to join the need fo	of
	Tay Whether any sther person and the creation	
	pener of any other person to John	
	Donor any other per	
	need to	e N.A.
	a PICAR	
	as aspect affecting thement deed.	r No.
	need for any mortgage; h) Any other aspect affecting the validity of the title passed through the gift/settlement deed. title passed through the gift/settlement deed is available for the passed of PARTITION/FAMILY SETTLEMENT.	I Mo
	Table 19355 Table 19	, ,
	Tay to case to be original to the to be	2
5.	title passed through the general tendence is available for DEEDS, whether the original deed is available for DEEDS, whether the original deed is available for the modality / procedure to be deposit. If not the modality / procedure to be deposit. If not the modality / procedure to be deposit to create a valid and enforceable followed to create a valid and enforceable	
	DECOS If not the modalid and enforceaute	
	deposit. de create a value	
	followed	
	mortgage.	N.A.
	mutation has been encountered and	
	b) Whether mutation has been effected and be mortgagor is in possession and	
	A STATE THE MILES	
	tovment of his since	
	made is valle in	N.A.
	c) Whether the partition made is	
	and the	
	mortgagable title thereon.	
	more of court	N.A.
		11117
	d) In respect of partition by a decree whether such decree has become final and all other whether such decree has been decreed as the such decreed as the such decree has been decreed as the such decreed as the such decreed as the such decrees as the such decreed as the such decrees as the such decreed as the such decrees as the such decree has the such decrees as the such decrees as the such decrees	
	whether such decree has become inter- conditions/ formalities are completed/ complied	
	conditions/ formans	
	with.	
	e) Whether any of the documents in question are	N.A.
		e
	executed in counterparts of	
	one set the multiple mortgages?	
	Whether the title documents include any N	I.A.
j.	Whether the title documents include any TESTAMENTARY DOCUMENTS / WILLS?	
	a) In case of wills, whether the will is N	.A.
	a) In case of wills, whether	
-	registered will or unregistered will? b) Whether will in the matter needs a N.	.A.
	b) Whether will in the matter needs a mandatory probate and if so whether the same is	
	probated by a competent court?	
-	c) Whether the property is mutated on the basis of N	A.
	will?	
-	d) Whether the original will is available?	Α.
-	e) Whether the original death certificate of the N.A.	A.
	testator is available?	
	f) What are the circumstances and/or documents N.A.	1.
	to establish the will in question is the last and	
- 1	final will of the testator?	
- 1	(Comments on the circumstances such as the	
- 1	availability of a declaration by all the	
- 1	beneficiaries about the genuineness/ validity of	
- 1	the will, all parties have acted upon the will, etc.,	
- 1	which are relevant to rely on the will, availability	
1	of Mother/Original title deeds are to be explained.	
	a) Whether the property is subject to any WAKF / No.	

	b) Whether the property belongs to church/ N.A.
	temple or any religious/other institutions
	having any restriction in creation of charges on
	such properties?
	c) Precautions/ permissions, if any in respect of N.A.
	the above cases for creation of mortgage?
	HIF
8.	a) Where the property is a HUF/JOINT FAMILY Not Applicable.
	PROPERTY, mortgage is created for family
	benefit/legal necessity, whether the Major
	Delicity 6
	Coparceners have no objection/join in execution, minor's share if any, rights of female
	execution, fillion's share it any, rights of termine
	members etc.
	1.3 Plance also comment on any other september 1
	which may adversely affect the validity of security
	in such cases?
	PRICT
9.	a) Whether the property belongs to any trust or is Not Applicable.
	a) Whether the property belongs to a y
	subject to the rights of any trust?
	there the trust is a private of public trust and
	whether trust deed specifically authorizes the
	of the property?
	c) If so additional precautions/permissions to be N. A.
	c) If so additional precautions/portragge?
	obtained for creation of valid mortgage?
	to if any for creation of more gage as
	the matter. ACRICILTURAL LAND, Not applicable, as the property
0.	the matter. a) If the property is AGRICULTURAL LAND, Agricultural land.
.0.	a) If the property is Additional and Agricultural land. whether the local laws permit mortgage of whether there are any
	Agricultural land and whether the land and whether
	restrictions for creation/enforcement of the state of the state of AGRICULTURAL PROPERTY other b) In case of AGRICULTURAL property as per local laws, if
	b) In case of AGRICULTORAL laws, if
	relevant records/documents as per local to the
	relevant records/documents as per local table any are to be verified to ensure the validity of the any are to be verified to ensure the validity of the title and right to enforce the mortgage? As C. T. S. No. 439, Hence conversion of title and right to enforce the mortgage?
	title and right to emote as ON OF AGRICULTURAL AS C. 1.3. As and required.
	c) In the case of CONVERSION OF Address land for commercial purposes or otherwise, land for commercial purpo
	c) In the case or otherwise,
	land for Commercial and normission
	land for
	hether requisite procedure followed/
	hether requisite procedure followed/
	whether requisite procedure Tonowed, procedure Tono
21	whether requisite procedure Tonowed, procedure Tono
21.	whether requisite procedure followed, probabilities obtained. Whether the property is affected by any LOCAL whether the property is affected by any LOCAL have or county (viz.)
21.	whether requisite procedure followed, probabilities obtained. Whether the property is affected by any LOCAL whether the property is affected by any LOCAL have or county (viz.)
21.	whether requisite procedure followed, probabilities obtained. Whether the property is affected by any LOCAL whether the property is affected by any LOCAL hearing on the creation security (viz. bearing on the creation, minorities, whether security is affected by any LOCAL hearing on the creation security (viz. bearing on the creation, minorities, whether security is affected by any LOCAL hearing as a security (viz. bearing on the creation, minorities, whether security is affected by any LOCAL hearing as a security (viz. bearing on the creation, minorities, whether security is affected by any LOCAL hearing as a security (viz. bearing on the creation).
21.	whether requisite procedure ionowed, probabilities obtained. Whether the property is affected by any LOCAL whether the property is affected by any LOCAL hearing on the creation security (viz. bearing on the creation, minorities, whether Sections, minorities, hearing on the creation security (viz. bearing on the creation, minorities, whether Sections, minorities, hearing on the creation security (viz. bearing on the creation).
21.	whether requisite procedure Tonowed, probabilities obtained. Whether the property is affected by any LOCAL Whether the property is affected by any LOCAL LAWS OR OTHER REGULATIONS having a LAWS on the creation security (viz. bearing on the creation security (viz. bearing on the creations, minorities, Agricultural Laws, weaker Sections, minorities, Costal Zone
21.	whether requisite procedure Tonowed, probabilities obtained. Whether the property is affected by any LOCAL Whether the property is affected by any LOCAL LAWS OR OTHER REGULATIONS having a LAWS on the creation security (viz. bearing on the creation security (viz. bearing on the creations, minorities, Agricultural Laws, weaker Sections, minorities, Costal Zone
21.	whether requisite procedure Tonowee, pobtained. Whether the property is affected by any LOCAL Whether the property is affected by any LOCAL LAWS OR OTHER REGULATIONS having a creation security (viz. bearing on the creation security (viz. hearing and Laws, weaker Sections, minorities, Agricultural Laws, weaker Sections, Costal Zone Land Laws, SEZ regulations, Costal Zone Land Laws, Environmental Clearance, etc.),
21.	whether requisite procedure Tonowee, pobtained. Whether the property is affected by any LOCAL Whether the property is affected by any LOCAL LAWS OR OTHER REGULATIONS having a creation security (viz. bearing on the creation security (viz. hearing and Laws, weaker Sections, minorities, Agricultural Laws, weaker Sections, Costal Zone Land Laws, SEZ regulations, Costal Zone Land Laws, Environmental Clearance, etc.),
	whether requisite procedure Tonowed, pobtained. Whether the property is affected by any LOCAL Whether the property is affected by any LOCAL LAWS OR OTHER REGULATIONS having a control to the creation security (viz. bearing on the creation security (viz. bearing on the creations, minorities, Agricultural Laws, weaker Sections, minorities, Agricultural Laws, SEZ regulations, Costal Zone Land Laws, SEZ regulations, Costal Zone Land Laws, Environmental Clearance, etc.), Regulations, Environmental Clearance, etc.),
	whether requisite procedure Tonowee, pobtained. Whether the property is affected by any LOCAL LAWS OR OTHER REGULATIONS having a Laws, on the creation security (viz. bearing on the creations, minorities, Agricultural Laws, weaker Sections, minorities, Agricultural Laws, weaker Sections, Costal Zone Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.), Regulations, Environmental Clearance, etc.), No.
	whether requisite procedure Tonowee, pobtained. Whether the property is affected by any LOCAL LAWS OR OTHER REGULATIONS having a Laws, on the creation security (viz. bearing on the creations, minorities, Agricultural Laws, weaker Sections, minorities, Agricultural Laws, weaker Sections, Costal Zone Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.), Regulations, Environmental Clearance, etc.), No.
21.	whether requisite procedure followed, pobtained. Whether the property is affected by any LOCAL LAWS OR OTHER REGULATIONS having a LAWS on the creation security (viz. bearing on the creation, minorities, Agricultural Laws, weaker Sections, minorities, Agricultural Laws, regulations, Costal Zone Land Laws, SEZ regulations, Costal Zone Land Laws, Environmental Clearance, etc.), Regulations, Environmental Clearance, etc.), Regulations, Environmental Clearance, etc.) No. Whether the property is subject to any a) Whether the property is subject to any a) Whether the proposed land acquisition proceedings?
	whether requisite procedure followed, pobtained. Whether the property is affected by any LOCAL LAWS OR OTHER REGULATIONS having a LAWS on the creation security (viz. bearing on the creation, minorities, Agricultural Laws, weaker Sections, minorities, Agricultural Laws, regulations, Costal Zone Land Laws, SEZ regulations, Costal Zone Land Laws, Environmental Clearance, etc.), Regulations, Environmental Clearance, etc.), Regulations, Environmental Clearance, etc.) No. Whether the property is subject to any a) Whether the property is subject to any a) Whether the proposed land acquisition proceedings?
	whether requisite procedure followed, pobtained. Whether the property is affected by any LOCAL LAWS OR OTHER REGULATIONS having a bearing on the creation security (viz. bearing on the creation, minorities, Agricultural Laws, weaker Sections, minorities, Agricultural Laws, SEZ regulations, Costal Zone Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.), Regulations, Environmental Clearance, etc.), Regulations, Environmental Clearance, etc.) No. No. No. No. No. No. Proceedings? Pending or proposed land acquisition proceedings?
	whether requisite procedure followed, pobtained. Whether the property is affected by any LOCAL LAWS OR OTHER REGULATIONS having a bearing on the creation security (viz. bearing on the creation, minorities, Agricultural Laws, weaker Sections, minorities, Agricultural Laws, SEZ regulations, Costal Zone Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.), Regulations, Environmental Clearance, etc.), Regulations, Environmental Clearance, etc.) No. No. No. No. No. No. Proceedings? Pending or proposed land acquisition proceedings?
	whether requisite procedure followed, pobtained. Whether the property is affected by any LOCAL LAWS OR OTHER REGULATIONS having a bearing on the creation security (viz. bearing on the creation, minorities, Agricultural Laws, weaker Sections, minorities, Agricultural Laws, SEZ regulations, Costal Zone Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.), Regulations, Environmental Clearance, etc.), Regulations, Environmental Clearance, etc.) No. No. No. No. No. No. Proceedings? Pending or proposed land acquisition proceedings?
	whether requisite procedure followed, pobtained. Whether the property is affected by any LOCAL LAWS OR OTHER REGULATIONS having a LAWS on the creation security (viz. bearing on the creation, minorities, Agricultural Laws, weaker Sections, minorities, Agricultural Laws, regulations, Costal Zone Land Laws, SEZ regulations, Costal Zone Land Laws, Environmental Clearance, etc.), Regulations, Environmental Clearance, etc.), Regulations, Environmental Clearance, etc.) No. Whether the property is subject to any a) Whether the property is subject to any a) Whether the proposed land acquisition proceedings?

	a) Whether the property is involved in or subject No.
	1 2 Whether the property is involved in someting or
	a) Whether the property is involved in matter of any litigation which is pending or
	matter of any
	concluded? b) If so, whether such litigation would adversely b) If so, whether such litigation
	b) If so, whether such intradicts we any affect the creation of a valid mortgage or have any affect the creation of a valid mortgage or have any
	1 County to could in respect of the
1	attachment/security to comment property in question? In such case please comment
	h and/marking.
	a) In case of PARTNERSHIP FIRM, whether the
24.	property belongs to the firm and the deed is
	property belongs to the min and the deed is
	properly registered.
	b) Property belonging to partners, whether thrown N.A.
	on hotchpot? Whether formalities for the same
	have been completed as per applicable laws?
	c) Whether the person(s) creating mortgage Yes.
	has/have authority to create mortgage for and on
	behalf of the firm.
	·
25.	
	COMPANY, check the Borrowing powers, Board
	resolution, authorization to create
	mortgage/execution of documents, Registration
	of any prior charges with the Company Registrar
	(ROC), Articles of Association /provision for
	common seal etc.
26.	In case of SOCIETIES, ASSOCIATION, the required Not applicable.
	authority/power to borrower and whether the
	mortgage can be created, and the requisite
	resolutions, bye-laws.
27.	POWER OF ATTORNEY
	a) Whether any POA is involved in the chain of No.
	title?
	b) Whether the POA involved is one coupled with No.
	interest, i.e. a Development Agreement-cum-
	Power of Attorney. If so, please clarify whether
1	the same is a registered document and hence it
1	has created an interest in favour of the
1	ouilder/developer and as such is irrevocable as per
1	aw.
(In case the title document is executed by the
I	POA holder, please clarify whether the POA
	nvolved is
(i) One executed by the Builders viz. Companies/
1	mis/individual or Proprietary Concorns
1	avour of their Partners/ Employees/ Authority
1	representatives to sign Flat Allotmont I
10.1	ACCS, Agreements of Sell, Sell Deeds etc. in face
0	f buyers of flats/units (Builder's POA) or
- 1	
	ii) Other type of POA (Common POA).
	110,



d) In case of Builder's POA, whether a certified	No.
of POA is available and the same has been	
erified/compared with the original POA.	
e) In case of Common POA (i.e. POA other than	
puilder's POA), please clarify the following clauses	
a respect of POA.	
whether the original POA is verified and the title	No.
investigation is done on the basis of original POA?	
ii. Whether the POA is a registered one?	N.A.
	N.A.
iii. Whether the POA is a special or general one?	III.
	N.A.
iv. Whether the POA contains a specific authority	N.A.
for execution of title document in question?	N.A.
f) Whether the POA was in force and not	N.A.
and or had become invalid on the date of	
of the document in question? (Please	
darify whether the same has been ascertained	
a the office of sub-registrar also?)	
and comment on the genuineness of POA?	N.A.
b) The unequivocal opinion on the enforceability	N.A.
and validity of the POA?	
- PORCACE BY POA	No.
tengo is boing created by a roll	No.
a annineness of the rower of	
I the evient of the powers b.	I I
1 to the mond / all the little died in to the	
of the place, where it is executed.	
i complex clicch and	
residential/commercial complex, or comment on the following: (a) Promoter's/Land owner's title to the land/	(a) Clean clear and marketable, except
comment of the form	the loan of State Bank of India.
(a) Promoter 3/ Band	the roun
building;	(b) No.
(b) Development Agreement / Power of Attorney;	
(b) Development Agreement,	(c) Full extent.
(c) Extent of authority of the	(d) Independent title verification of the
verification of the Land	(d) Independent title vermost the Land and/or building/Bungalow carried the Land and/or building/Bungalow carried the Land and/or building/Bungalow carried
(d) Independent	out, and there is no doubt as
and/or building in question;	title of the property.
	(e)Agreement for Sale made between
n (L. L. rogistered);	
(e) Agreement for sell (duly 10g.	Bhushan Maniklal Shan & through its
	Marketing & Company Mniklal Shah,
	nartners Mr. Nantum through Mr.
	Union Bank of Mr Vachan
į.	Narayan K. Kulkarni and Mr. Atul Maniklal Shah(Vendors) AND Mr. Atul Maniklal Shah(Purchaser), at office of the
1	Maniklal Shah(Vendors) AND IMM Maniklal Shah (Purchaser), at office of the
	indatt share (
	TOO DALE AND TOO

	Sub-Registrar Haveli No. registration No. 6924/24/24/12/2003, Mouje Registration and Rayl Sub-
(f) Payment of proper stamp duty:	(f) Stamp duty properly 80,000/- on Rs. 38,00,000/ article 25(D) of Bombay 51 1958. (As amended from ting)
- comen	ι. (g) N. Λ.
(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	No.2184/04, dated 14/09/2004
(i) Conveyance in favour or concerned; (i) Occupancy Certificate/allotment letter/letter or possession / Completion Certificate;	f (j) Not Furnished.
(k) Membership details in the Society etc.;	(k) Building is owned and possessed Mr. Atul Jindatt Shah.
(I) Share Certificates;	(I) 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.;	······································
(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 Registral 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.	
	(q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	(q) Yes.
	a symbrances, Attachments, and/or claims	The property is free from all
30.	whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc.	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 al encumbrances, except the loan of State Bank of India.
	petails regarding property tax or land revenue or	Property Tax is to be paid for the 2015
32.	other statutory dues paid/payable as on date and if not paid, what remedy?	
_	land ceiling clearance, whether	Not applicable.
33.	required and it so, details thereon. (b) Whether No Objection Certificate under the	Not required.
	Details of RTC extracts/mutation extracts/ Katha	Perused on government's official
34.	ate pertaining to the property in question.	website.
35.	Whether the name of mortgagor is reflected as in the revenue/Municipal/Village records?	Yes.
36.	a) Whether the property offered as security is clearly demarcated?	Yes.
	(b) Whether the demarcation/ partition of the property is legally valid?	Yes.
	(c) Whether the property has clear access as per documents?	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;	Yes.
	(b) Document in relation to water connection;	N. A. Not Applicable.
	(b) Document in relation to Sells Tax Registration, if any applicable;	Property tax.
	(d) Other utility bills, if any.	
38.	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual	No. There is no difference / discrepancy in respect of the boundaries of the property.
	as valuation report, utility bills, etc.) current boundary? If so please elaborate/ comment on the same.	SECUALE AND AGE

9.	includes a security !	Valuation Report is not made a _{b,}
	on the description and that in the title treatment on the said document and that in the title treatment on the said document and/or approved plan are (If the valuation report and/or approved plan are (If the valuation report and/or approved plan are of the valuation report and or approved plan are of the valuation report and or approved plan are of the valuation report and or approved plan are of the valuation report and or approved plan are of the valuation report and or approved plan are of the valuation report and or approved plan are of the valuation report and or approved plan are of the valuation report and or approved plan are of the valuation report and or approved plan are of the valuation report and or approved plan are of the valuation report and or approved plan are of the valuation report and or approved plan are of the valuation report and or approved plan are of the valuation report and or a	a) There is no bar / restrict
0.	a) Any bar/restriction for creation of a) Any bar/restriction for creation of a pay local or special enactments,	b) Details mentioned in Column
	b) Details of proper registration of documents, payment of proper stamp duty etc. payment of proper stamp duty etc.	E and F. Yes.
1./	Whether the Bank Will SARFESI Act, if required against the property	10.00
2.	offered as security? 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.
3.	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.	Mortgage can be created by Nature Persons.
4.	Additional aspects relevant for investigation of title as per local laws.	No.
5.	Additional suggestions, if any to safeguard the interest of Bank / ensuring the perfection of security.	the Revenue, City Survey authority.
16.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	, oridin

Note:

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

Note: Documents obtained and enclosed by the Advocate's firm from government's official website

Copies of Index II.
 Copy of Property Card.

Date: 16/05/2016 Place: Pune.



Annexure-I LIST OF DOCUMENTS SCRUTINIZED

St.No.	<u>Date of</u> <u>Document</u>	Name, Nature of Document	Original / certified copy / certified extract / photocopy etc.	In case of copies, whether the original was scrutinized by the Advocate.
	2015	Property Tax	Photocopy	-
	< ·	Property Card	Photocopy	-
2 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.
1	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	•

in vince



CHAIN OF TITLE? HISTORY

ALL that piece and parcel of the land and building both at C. T. S. No.439 situated at Raviwar Peth add area admeasuring approximately 114.00 So. All that piece and parcel of the land area admeasuring approximately 114.00 So. ALL that piece and parcel of the land and building approximately 114.00 Sq. Mtrs. and constructed area admeasuring approximately 114.00 Sq. Mtrs. Snehlata wife of Mrs. ALL that piece and read and constructed area and constructed area and constructed area and sequences and sequences and constructed area and constructed area. particularly described in schedule is owned particularly described in schedule in schedule is owned particularly described in schedule in card dated 20/12/1951.

Email

1/

de

and whereas by the way of registration, in the Office of Sub-registrar Haveli O2 at Sr. No. 100 National Marketing Company (India) and whereas by the way of registron and to National Marketing Company (India) the property has been sold to National Marketing Company (India) the bank. partner Mr. Vachan M. Shah.

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

WHEREAS Mr. Vachan M. Shah has mortgage the property through Memorandum, whereas Mr. Vachan M. Shah has mortgage the property through Memorandum, WHEREAS Mr. Vachan M. Shan M. dated 30/08/1994.

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

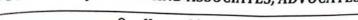
AND WHEREAS, Mr. Atul Jindatt Shah has obtained the loan from State Bank of India, on the ab_{0y_0} mentioned property by way of Mortgage of Deposit of Title Deeds.

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 $\frac{7}{12}$ 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

Tel.No. 020-30423200

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

Website: www.legalfriend.in

Mobile: 9960615382

Date: 16/05/2016

Search Report: - Mr. Atul Jindatt Shah.

Annexure - C: Certificate of title

/ 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 $_{\mbox{\scriptsize of Registered}}/$ 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.
- 3.1/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), 1 / 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-

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

9. 1/We certify that Mr. Atul Jindatt Shah has/ have an absolute, clear and Marketable 9. 1/We certify that Mr. Atm Jinuate State Bank of India. I / We further certify that the Schedule property, except the loan of State Bank of India. I / We further certify that the Schedule property, except the loan of State Bank of India. I / We further certify that the Schedule property, except the loan of State Bank of India. I / We further certify that the Schedule property, except the loan of State Bank of India. I / We further certify that the Schedule property and a valid mortgage can be created and the said Mortgage. the Schedule property, except the loan of the Schedule property and the Schedul enforceable.

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

Documents obtained by Bank for valid and enforceable mortgage:

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

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

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.



ALL MIT

Are

Pu by

C

SCHEDULE-I SCHEDULE OF THE PROPERTY

All that piece or parcel of the Property bearing CTS No. 439, admeasuring about 146.03 Sq. Mits, and construction admeasuring approximately 114.00 Sq.Mtrs, situated in Gaonthan 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:

 $_{00\, 07\, towards}$ the North:

House No.440.

On or towards the East:

PMC Road.

On or towards the South:

House No. 438.

00 or towards the West:

PMC Road.

Date:16/05/2016.

Place: Pune.

Signature of Party Advocate

Adv.V.K.Jagdale Adv.U.K.hankal

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

SATADOU

Further,

 $rac{ ext{eipt:}}{ ext{As the loan amount is more than rupees one crore, the search of title of the <math>p_{r_{0p_i}}$ 1) Receipt:

taken for 30 years. for 30 years.

Search fee of Rs. 750/- paid to Inspector General of Registration Department of Search fee of Rs. 750/- paid to S. B. A/c No. 11158823285 of Adv. V.

Search fee of Rs. 750/- pala to hisportal fee of Rs Maharashtra State vide E-Challan by debit to be a state of the state of India, Pulgate Branch, Pune, vide Government Receipt Acknowledge with State Bank of India, Pulgate Branch, Pune, vide Government Receipt Acknowledge with State Bank of India, Pulgate Branch, Pune, vide Government Receipt Acknowledge with State Bank of India, Pulgate Branch, Pune, vide Government Receipt Acknowledge with State Bank of India, Pulgate Branch, Pune, vide Government Receipt Acknowledge with State Bank of India, Pulgate Branch, Pune, vide Government Receipt Acknowledge with State Bank of India, Pulgate Branch, Pune, vide Government Receipt Acknowledge with State Bank of India, Pulgate Branch, Pune, vide Government Receipt Acknowledge with State Bank of India, Pulgate Branch, Pune, vide Government Receipt Acknowledge with State Bank of India, Pulgate Branch, Pune, vide Government Receipt Acknowledge with State Bank of India, Pulgate Branch, Pune, vide Government Receipt Acknowledge with State Bank of India, Pulgate Branch, Pune, vide Government Receipt Acknowledge with State Bank of India, Pulgate Branch, Pune, vide Government Receipt Acknowledge with State Bank of India, Pulgate Branch, Pune, vide Government Receipt Acknowledge with State Bank of India, Pulgate Branch, Pune, vide Government Receipt Acknowledge with State Bank of India, Pune, vide Government Receipt Acknowledge with India, Vide with State Bank of India, Pulgate Brunch, Lane, System (GRAS) GRN No. MH001038633201617E, dated 16/05/2016, for thirty years from System (GRAS) GRN No. MH001038633201617E, dated 16/05/2016, for thirty years from System (GRAS) GRN No. MH001038633201617E, dated 16/05/2016, for thirty years from System (GRAS) GRN No. MH001038633201617E, dated 16/05/2016, for thirty years from System (GRAS) GRN No. MH001038633201617E, dated 16/05/2016, for thirty years from System (GRAS) GRN No. MH001038633201617E, dated 16/05/2016, for thirty years from System (GRAS) GRN No. MH001038633201617E, dated 16/05/2016, for thirty years from System (GRAS) GRN No. MH001038633201617E, dated 16/05/2016, for thirty years from System (GRAS) GRN No. MH001038633201617E, dated 16/05/2016, for thirty years from System (GRAS) GRN No. MH001038633201617E, dated 16/05/2016, for thirty years from System (GRAS) GRN No. MH001038633201617E, dated 16/05/2016, for thirty years from System (GRAS) GRN No. MH001038633201617E, dated 16/05/2016, for thirty years from System (GRAS) GRN No. MH001038633201617E, dated 16/05/2016, for thirty years from System (GRAS) GRN No. MH001038633201617E, dated 16/05/2016, for thirty years from System (GRAS) GRN No. MH001038633201617E, dated 16/05/2016, for thirty years from System (GRAS) GRN No. MH001038633201617E, dated 16/05/2016, for thirty years from System (GRAS) GRN No. MH001038633201617E, dated 16/05/2016, for thirty years from System (GRAS) GRN No. MH001038633201617E, dated 16/05/2016, for thirty years from System (GRAS) GRN No. MH001038633201617E, dated 16/05/2016, for thirty years from System (GRAS) GRN No. MH001038633201617E, dated 16/05/2016, for thirty years from System (GRAS) GRN No. MH001038633201617E, dated 16/05/2016, for thirty years from System (GRAS) GRN No. MH001038633201617E, dated 16/05/2016, for thirty years from System (GRAS) GRN No. MH00103863201617E, dated (GRAS) GRN No. MH0010386320 period 1987 to 2016.

2) Opinion:-

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

Date: 16/05/2016.

Place: Pune.

Signatude of par Adv.V.K.Jagdale / Ad For, Adv.V.K.Jagdale and

CHALLAN MTR Form Number-6

MH001038633201617E BARCODE	B DOLL BERTHAM	inni atim ki ki	II Date	16/05/2	2016-17.0	5-28	Form	ID	
Inspector General Of Registration	1	Payer Details							
syment Search Fee Other Items		TAX ID (II Any)		1				-	
Other Items		PAN No. (II App	liacable)				in twelve		
HVL2_HAVELI 2 JOINT SUB RE	GISTRAR	Full Name		AC	OV V K .	IAGO	ALE		
PUNE									
2016-2017 One Time		Flat/Block No.		G	207 MEC	ACE	ITER		
Account Head Details	Amount In Rs.	Premises/Build	ding						
SEARCH FEE	750.00	Road/Street		N	MAGARPA	ATTA			
10/2201 OC		Area/Locality				HADAPSAR			
		Town/City/District							
		PIN		-	4 1	1	0	1	3
1- 1-6-7-1-1		Remarks (If A	Remarks (If Any)						
		-	Raviva	ır Peth	CTS No	439 F	Plot A	rea	
		-	Adm 146.3 Sq.Mtrs. Mr. Atul Jindatt						
		-	a Sha	h					
		-							
	id .	Amount In	Seven Hur	ndred F	ifty Rupe	es Or	nly		
		-	Seventie						
	750.	00 Words	50	D LICE	IN RECE	IVIN	G BA	NK	
STATE BANK OF IN	IDIA							$\overline{}$	2553693
Cheque-DD Details	Bank CIN	REF No.			_		1		
	Date			5/2016-17		_			
eque/DD No	-	Bank-Branc	:h		TE BANK	_			
ne of Bank		Scroll No.,	Date	Not	Verified	with S	Scroll		

Vobile 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. A Advocates.

For, Adv.V. K.Jagdale and Associate

opy / (Office Copy) Tri

सूची क्र.2

enerated Through eSearch enerated in the second SRO office.

दुय्यम निबंधक : हवेली 2 (कसबा पेठ)

दस्त क्रमांक : 6924/2003

नोदंणी : Regn:63m

Or HAITINGOVE. Valuar

गावाचे नाव : रविवार पेठ

देशाचा प्रकार

अभिहस्तातंरणपत्र

₹.3800000

इदली

₹. 2280950

्_{वरिभव}(भाडेपटटयाच्या व्यट्टाकार आकारणी देतो की

र ते नमुद करावे)

_{आपन, पोटहिस्सा} व घरक्रमांक

पालिकेचे नाव:इतर वर्णन :विभागाचे नाव - विभागाचे नाव : (वि.क्र.6) रविवार (पुणे महानगरपालिका), उपविभागाचे नाव - 5/107 - बागडे रस्ता व स्भानशा रस्त्यावरील मालमत्ता फडके हौदचौकापासून सोन्यामारूती चैाकापर्यत (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 ची.मी. आहे, व बांधकामाचे एकुण क्षेत्रफळ114 ची.मी. आहे.

_{कारणी} किंवा जुडी देण्यात असेल

रत्तऐवज करुन देणा-या/लिह्न ा_{या पक्षकाराचे नाव किंवा दिवाणी}

_{यालयाचा} हुकुमनामा किंवा आदेश ल्यास,प्रतिवादिचे नाव व पत्ता.

हुस्त्रिवज करुन घेणा-या पक्षकाराचे

केंवा दिवाणी न्यायालयाचा

_{मनामा} किंवा आदेश ल्यास,प्रतिवादिचे नाव व पत्ता

दस्तऐवज करुन दिल्याचा दिनांक

)दस्त नोंदणी केल्याचा दिनांक

)अनुक्रमांक,खंड व पृष्ठ

)बाजारभावाप्रमाणे मुद्रांक शुल्क

३)बाजारभावाप्रमाणे नोंदणी शुल्क

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

नाव:-श्री अत्ल जिनदत्त शहा ,

24/12/2003

24/12/2003

6924/2003

380000

30000



.11

Generated Through eSearch Generated Infough ebeard & For original report please & concern SRO office.

सूची ऋ.2

दुय्यम निवंधक : Joint S.R. Haveli 9

फाईल क्रमांक : 722/2015

नोदंणी : Regn:63m

गायाचे (Village Name) : Rasta Peth 6-Notice of intimation regarding mortgage by way of deposit of Title Deed क्लंबाचा प्रकार (Title) त्रांची रक्षम (Loan amount) Rs.250000000/-1) Corporation: पुणे म.न.पा. Other details: Building Name:-, Flat No:-, Road:-, Block _{रमीपन,}पोटहिरमा व घरक्रमांक 2) Corporation: पुणे म.न.पा. Other details: Building Name:CHANDUKAKA SARAF AND Sector:-, Landmark:- (C.T.S. Number: 131;) SONS SHOWROOM, Flat No:0, Road:-, Block Sector:-, Landmark:- (C.T.S. Number: roperty Description) 1) Open Area :189.00 Square Meter 2) Build Area :0.00 / Open Area :146 Square हेब्बफ़ा (Area) 1) Name: ATUL JINDATTA SHAH Age: 53, Address: Building Name:-, Floor No:-, Foot Flat No:-, Block Sector:BARAMATI, DIST. PUNE, Road:4, MAHAVIR PATH, GANDHI _{इर्त ग्रेणाऱ्याचे} नाय व पत्ता CHOWK,, City:BARAMATI, State:MAHARASHTRA, District:PUNE, Pin:413102 odgagor) Bank Name: STATE BANK OF INDIA Address: BR.BARAMATI, DIST. PUNE PAN: AGNPS4805J _{इतं} हेणाऱ्याचे नाय व पत्ता ortgagee) _{गहाण / कर्जाचा दिनांक (Date of} 27/07/2015 _{ortgage}))_{र्तीरीस} फाईल केल्याचा दिनांक (Date 26/08/2015 filing) कायलींग नंबर (Filing No.) 722/2015 Rs.500500/-0) मुद्रांक शुल्क (Stamp Duty) ा) फायलींग शुल्क (Filing Amount) Rs.1300/-

(2) Date of submission ₍₃₎ शेरा (Remark)

13/08/2015





BORADE ASSOCIATES Approved Govt. Valuar

ISO 9001 : 2008

Cat No.: - 1/87, Reg. No. - A11648 1st Floor, Rachana Market, Station Road, Baramati, Pin.: 413102

Ph.: (02112) 229192 Mob.: 9422078447.

REF/BMT/Val/12310/2016

Date :- 29/11/2016

To, The Manager, State Bank Of India Branch Baramati

Client Name:

Mr. Atul Jindatta Shaha.

1	Costumer De	tails.								
	Name- Apl.No.	Mr. At	ul Jindatta	a Shaha						
2	Property I	Details		.8						
	Addre	ss	C.T.S.N	o-439,Raviv	var Peth, Pune	e, Tal- Haweli,	Dist- Pune.			
	Nearby Land	mark	Raviwar	Raviwar Peth Area,						
3	Documents D	Details		Name of						
	Layout Plan, N.A. Order		Not Availa ble				Approva I No.			
	Building Plan		Yes.	Pune Municipal Corporation			Approva I No.			
	Construction Permission	I IV.A.			Not Available					
	Legal Docume	nts	Yes	List of Doo	cuments	Index	dex II			
4	Physical Deta	ils			10.1%	_				
	Adjoining	East-				North-				
	Properties	West-				South -				
	Matching of Boundaries Yes Plot Demarcated		cated - Yes	Approved Land Use	Yes	Type of property	Comme cial Building			
\dashv	No. of Room	Living /	l Dining	1	Toilet &	4	Bed Room	No		

			_	В	ath		1		Ĭ	
		Kitchen	-Pentry	Balc	ony	_	Extra Room	_		
1	Total No. of Flo	or G+1	Floor on whi			is Locate		+1		
	Approximate A		10 Years		regular ma		roperty 60 Years with			
	- RCC	re RCC Frame	d/Stone/BB Ma	sonry	rogulai illo	RC	RCC Framed/ BBM -RCC Framed			
	Tenure/Occup	pancy Details								
	Status of Tenu	ire	Occupied		Owned /F	Rented	0	wned		
	No. of Year of	Occupancy –			Relations	ship of ter	nant or owne	r - Self		
6	Stage of Con	struction	6							
		uction/Complete	ed							
	If I Index Cours					- C	Completed			
		truction, Extent	of Completion			-				
	1) Type of Co						RCC			
	2)Type of Fou 3)Roofing & 7			RCC						
	4) Walls	retracing		Slab						
	5) Internal Pl	aster	- '	6" Brick Mas	onry					
	6)I External F		* *			-	Sand Fa Plaster with	ace Neeru	Cement finishes	
	7)Flooring		(2)			-	Vitrified			
	8)Doors & W	/indows				Rolling	en Frame Do Shutter, Panum Sliding	nel Do	or,	
	9)Electrificat	ion					Casing Ca			
	10)Class of	Fittings				-	Superior			
7	7 Violations i	f any observed	d							
		extent of violation				No				
	(Open Plot)	s of the Prope	rty							
	Site Area	129.64 F	Plinth Area		Carpet Area		Buil Are	t Up	283.0	
	Valuation	Plot			Alca		Ale	a	Sq.N	
	Valuation	1394.92 So Built Up	ą.Ft x Rs. 47		F-213		: 6,62,5	8,700.	00	
		4186.05 Sc	q.Ft x Rs. 30	-1000		aluation	: 1,25,5 : 7,88,			
	Governme Valuation		Sq.Ft x Rs. (6186.				0,091.		

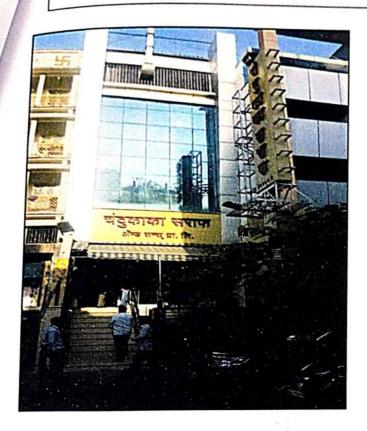
1394.92 Sq.Ft.. x Rs. 6186.80 /- Per Sq.Ft. : 86,30,091.05 **Built Up** 4186.05 Sq.Ft.. x Rs. 2044- Per Sq.Ft. : 85,56,286.20 Total Valuation : 1,71,86,377.25 Summary of Govt Valuation a) Plot - Rs. 86,30,091.05 b) Building -Rs. 85,56,286.20 i) Fair Market Value - Rs. 7,88,16,850,00 ii) Realizable Value 10% Less - Rs. 7.09.35.165.00 iii)Forced/Distress Sale Value 20% Less - Rs. 6,30,53,480.00 Assumption/Remark 10 i) Qualifications in TIR/Mitigation suggested if any ii)Property is SARFAESI compliant: Y/N - Yes iii) Whether property belongs to social infrastructure like hospital, school, old age home etc .-Yes. iv)Whether entire piece of land on which the unit is set up/property is situated has been mortgaged or to be mortgaged. - To Be Mortgage v)Details of last two transactions in the locality/area to be provided if available. - Not Available vi)Any other aspect which has relevance on the value of marketability of the property.- N.A vii) Property is Situated On Mahaveer Path Area. Declaration 11 Date: 29/11/2016 i)The Property was inspected by undersigned on 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. For BORADE ASSOCIATE 12 M. Boanc Date: 29/11/2016 Place: Baramati. SIGNETURE OF D. H. BORADE REGE. CAT.NO- 1/87 A- 11648 13 Enclosure Documents & Legal Document & Photographs of Property & Google Map Photographs (**Geo Stamping**



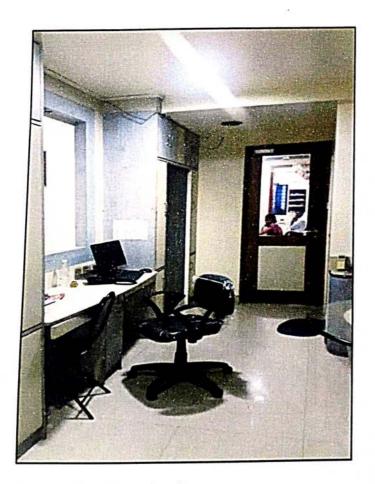
with Date etc.

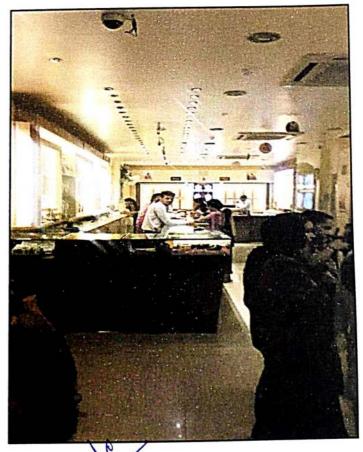


Commercial Property of Mr. Atul Jindatta Shaha, C.T.S.No-439,Raviwar Peth, Pune, Tal- Haweli,
Dist- Pune.













M. Harangang



Department of Registration & Stamps Government of Maharashtra

नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

वाजारमूल्य दर पत्रक

Valuation Rules User Manual

Close

Year 20162017 Annual Statement of Rates

Selected District पुणे

Select Taluka

हवेली

Select Village

रविवार पेठ

Search By

Home

O Survey No O Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़ीम	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 चौकापासुन दारुवाला पुलापर्यत (रविवार पेठ)	53550	65810	110080	195900	0	चौ. मीटर
SurveyNo	5/107-वागडे रस्ता व सुभानशा रस्त्यावरील मालमत्ता फडके हीदचौकापासून सोन्यामारूती चौकापर्यत (रविवार पेठ)	66570	68000	129080	235300	0 0	चौ. मीटर
SurveyNo	5/108-बागडे रस्ता व सुभानशा रस्त्यावरील मालमत्ता सोन्या मारुती चौकापासुन चिमणराव कदम चौकाचे पश्चिमेकडील चौकापर्यत (रविवार पेठ)	62980	63000	127260	235300	0 0	चौ. मीटर
SurveyNo	5/109-बागडे रस्ता व सुभानशा रस्त्यावरील मालमत्ता चिमणराव कदम चौकाचे पश्चिमेकडील चौकापासुन शिवांजली चौकापर्यत (रविवार पेठ)	48260	53260	110080	198920	0 0	नौ. मीट
	123						

437 . 452 . 449 . 445 . 413 . 409 . 401 . 417 . 422 . 425 . 429 . 433 . 441 . 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 .

Survey Number

420 , 419 , 418 , 416 , 415





		d and resta today	1		1
AREA OF BLOCK	Transfer and	3. HET CHOSS AREA OF PLOT IT-	21	129 64	
TOTAL ASEA - 93.89 SQU. TOTAL ASEA - 93.89 SQU. POTAL ASEA - 93.89 SQU. 1. 1.83 X 1.68 - 307 SQU.		4. DEDUCTION FOR a. PECHEATION GROUND AS P RULE NO. 13.3.1 b. WHERNAL ROADS C. TOTAL [a+b]	LH		113
2 3.00 x 3.00 - 9.00 50.M.		d. ADD OPEN SPACE 5. NET AREA OF PLOT 1 3+4 1		129.64	
TOTAL DEDUCTION - 12.07 SQ.M.			-	-	-
MET FLOOR AREA - 95.89 - 12.07 - 83.82 SIM		8. ADDITION FOR FAR (0.4) ROAD WIDEHING AREA		12.64	
DEDUCTION OF LET LOBBY & STAFFCASE		7. TOTAL AREA [5+6]	10	142.28	
3 1.52 X 1.83 = 2.78 SQ.M.		B. F.A.R. PERMISSIBLE		2.0	
- 3.19+3.09/2 x 5.69 - 17.86 SQ.M.		9. PERMISSIBLE FLOOR AREA (5	+61	284.56	_
TOTAL DEDUCTION - 20.64 SO M.		10. EXISTING FLOOR AREA			
SET FLOOR AND - 83.82 - 20.64 - 63.18 EQM	1000 6	11. PROPOSED AREA	20mm 8	282.32	122 68
2nd FLOOR AREA == 63 19 0gm	1	12. EXCESS BALCONY AREA TAKE IN F.S.I.	2017	0.71	
AREA OF BLOCK		13. TOTAL B/UP AERA (10+11+	12]	283.03	
A 5.43 + 5.22/2 X 15.55 - 83 27 SQ.M.		14. FAR CONSUMED 13/7		0.98	-
TOTAL AREA > 83.27 SQ.M.	В	BALCONY AREA STATEMENT			
1 183 8 1.58 - 3.07 SQ.M.		a) PERMISSIBLE BALCONY AREA PER FLOOR		AS PER	
2. 3 m = 3.00 = 9.00 SQ.M.		b) PROPOSED BALCONY AREA PER FLOOR.		STATEMEN	T
TOTAL DEDUCTION = 12.07 SQ.M.		c) EXCESS BALCOM AREA (TO	TAL)		
NET SE AR PRODE \$3.17 - 12.07 - 71.20 SqM		TENEMENT STATEMENT			
CFDACTION OF A STAPCASE	П	al NET AREA OF PLOT		142.28	
3 +32 + 323 = 2.78 SQ.M.		b) less deduction of non dental area (shop etc.)	RESI-		
4 15-13-72 x 5.69 × 17.86 SQ.M.		c] AREA OF TENEMENT [a-b]			
- 20.64 SQ.M.		d) TENEMENT PERMISSIBLE 18	30 T/H		
NET FLOOR AREA = 50.56 Sqm		el TENEMENT PROPOSED.		2	200
	D	PARKING STATEMENT		-	
		g) PARKING REQUIRED BY RULE	CAR 3	SCOOTER	CYCLE 4
13 - 12 1 138 - 52.30 SOU.		b) PARKING PROPOSED	3	. 4 .	4
### = 52.30 SQ.M.		c) GARAGE PERMISSIBLE		-	
- 307 SQU.		d) GARAGE PROPOSED	-	-	-
	B	LEGENDS			1
		ESTING SHOUNDRY SHOWN BLACE PROPOSED WORK SHOWN RE COMMANDE LINE SHOWN DOTTED WATER LINE SHOWN DOTTED FOR EXPOSED TO BE DEMOUSHED SHOWN BOTTED TO BE DEMOUSHED SHOWN BEESTING STRUCTURE SHOWN THE SH	D' ED REI BLACK MN GR SHOWN I DOTT	ED CHEEN	
THE PARTY OF THE P		PROFORMA	- I	I	
	C	ERTIFICATE OF AREA			
	御は「おうつ	Company of the Compan		And the Control of the last	Charles Caleb

APPROVED GOVT. VALUER CAT 1/87

APPROVED GOVT. VALUER CAT 1/87

APPROVED GOVT. VALUER CAT 1/87



A 100 h Sale 2 & 195	*	83 27 10 W		14 FAR CONSUMED 15/7		0.94	-
BOOK TWO STREET WITH SECOND SECTION (SECTION)	th .	83 23 110	м В	BALCONY AREA STATEMENT			
PERSONAL PROPERTY.		107 5Q W		OF PERMISSIBLE BALCOM ARE)	•	AS PER	
2 2.00 × 3.00		9.00 50 W		H PROPOSED DALCOM AREA		STATEMEN	rt .
Service Management		12 07 30 M		el trees bacom anta fr	OTAL	arranced by the same of the sa	
#14 YE = K 10834 * \$1 a7 .	17.07.	71.20 20		TENEMENT STATEMENT			
PATRICTURE DELIGIT FOREIN & STA	ACASE.			al HET AREA OF PLOT		142.28	
3 550 5 1 83				B) LESS DEDUCTION OF NON DESTINE AREA (SHOP ETC.	RESI-		
4 2 m-105/2 x 5 69		17.86 501	u	c AREA OF TENEMENT TO-b			
TOTAL DEDUCTION		20.64 50	u.	d) TENEMENT PERMISSIBLE	H\1 08		
NET FLOOR AREA . 71.70 -				e) TENEMENT PROPOSED.		2	
Sartoo	M ANEA	= 50 56 Sqn		D PARKING STATEMENT			
REA OF SCOOK				o) PARKING REQUIRED BY RULE	CAR 3	SCOUTER 4	CYCLE 4
A 5.39 + S.II/2 X 9.86			.	b) PARKING PROPOSED	3	4 .	11
POTAL AREA	• :	2.30 SQ.M.	 	c) GARAGE PERMISSIBLE	-	-	-
1. 1.83 x 1.68	-	3.07 SQ.M.	T	d] GARAGE PROPOSED		_	1-
BUT THE PARTY OF		3.07 SQ.M.	- 1	E LEGENDS			':
TELOGRAPER - 50,66 - 3.0		9.23 Ѕф		o) PLOT BOUNDRY SHOWN BLA b) PROPOSED WORK SHOWN RI c) DRAINAGE LINE SHOWN DOTTED d) WATER LINE SHOWN DOTTED e) RECREATIONAL GROUND SHO	TED RED BLACK,	אן אין און-	
3. 1.52 x 1.83 4. 3.19+3.09/2 x 5.69	ASE =	2.78 SQ.W. 17.86 SQ.M.		b) PROPOSED WORK SHOWN RI c) DRAINAGE LINE SHOWN DOTTED d) WATER LINE SHOWN DOTTED e) RECREATIONAL GROUND SHO f) WORK TO BE DEMOLISHED g) ROAD WIDENING LINE SHOW h) EXISTING STRUCTURE SHOW	TED RED BLACK, OWN GREE SHOWN YE N DOTTED N BLUE	CREEN	
3 1.52 x 1.83 4 3.19+3.09/2 x 5.69	ASE =	2.78 SQ.W. 17.86 SQ.M. 20.64 SQ.M.		PROPOSED WORK SHOWN RICE PROPOSED WORK SHOWN RICE PROPOSED WORK SHOWN DOTTED PROPOSED WORK SHOWN DOTTED PROPOSED WORK SHOWN DOTTED PROPOSED WORK SHOWN DOTTED PROPOSED WORK SHOWN RICE PROPOSED WORK	TED RED BLACK, OWN GREE SHOWN YE N DOTTED N BLUE	CREEN	
3. 1.52 x 1.83 4. 3.19+3.09/2 x 5.69	ASE = #	2.78 SQ.M. 17.86 SQ.M. 20.64 SQ.M. 22.50 Sq.H. 28.59 Sqm		PROPOSED WORK SHOWN DOTTED I DRAINAGE LINE SHOWN DOTTED I WATER LINE SHOWN DOTTED RECREATIONAL GROUND SHO WORK TO BE DEMOUSHED ROAD WIDEHING LINE SHOW PROFORMA CERTIFICATE OF AREA	DER REFE LE THE DIA LE THE D	PANCE WAS MENSIONS OF SIMEASURE WITH	F SIDES D ON SITE THE AREA ME
2 1.52 x 1.83 4 3.19+3.09/2 x 5.69 101at DEDUCTION 4'th FLOOR A	ASE = #	2.78 SQ.M. 17.86 SQ.M. 20.64 SQ.M. 22.50 Sq.H. 28.59 Sqm		PROPOSED WORK SHOWN RICE OF PLOT STATED ON PLOTTED PROPOSED WORK SHOWN DOTTED RECREATIONAL GROUND SHOWN NORK TO BE DEMOUSHED ROAD WIDEHING LINE SHOWN PROFORMA CERTIFICATE OF AREA	DER REFE LE THE DIA LE THE D	PANCE WAS MENSIONS OF SIMEASURE WITH	F SIDES D ON SITE THE AREA ME
EDUCTION OF LET LOSSY & STARRO 1 1.52 x 1.83 2 3.19+3.09/2 x 5.69 FDIAL DEDUCTION 4th FLOOR A APPLICABLE APPLICABLE FIRED FIERING 13 1ESS THAIL 200 Sqm	ASE	2.78 SQ.W. 17.86 SQ.W. 20.64 SQ.M. 22.50 Sq.H. 28 59 Sqrn		PROPOSED WORK SHOWN DOTTED I DRAINAGE LINE SHOWN DOTTED I WATER LINE SHOWN DOTTED RECREATIONAL GROUND SHO WORK TO BE DEMOUSHED ROAD WIDEHING LINE SHOW PROFORMA CERTIFICATE OF AREA	DER REFE LE THE DIA LE THE D	PANCE WAS MENSIONS OF SIMEASURE WITH	F SIDES D ON SITE THE AREA ME
EDUCTION OF LET LOSSY & STARCE 1.52 x 1.83 2. 3.19+3.09/2 x 5.69 FDIAL DEDUCTION 4th FLOOR A LETTER PREKING	ASE	2.78 SQ.W. 17.86 SQ.W. 20.64 SQ.M. 20.64 SQ.M. 20.69 Sqm	CYCLE	PROPOSED WORK SHOWN RICE DRAINAGE LINE SHOWN DOTTED BY RECREATIONAL GROUND SHOWN BY RECORDS THE PROPOSED BY WORK TO BE DEMOUSHED BY ME CHARLES BY WE CAN BY WE CAN BE SHOWN BY WE CAN BY WE	DER REFE LE THE DIM LE THE D	PANCE WAS MENSIONS OF SIMEASURE WITH	D ON SITE THE AREA ME Y RECORD
EDUCTION OF LET LOSSY & STARRO 1.52 x 1.83 2.3.19+3.29/2 x 5.69 TOTAL DEDUCTION 4th FLOOR A LETTER PASSENG TOTAL SELECTION 4th FLOOR A LETTER PASSENG TOTAL SELECTION TOTAL SELECTION	AGE REA - ULATI CAR 3	2.78 SQ.V. 17.86 SQ.M. 20.64 SQ.M. 22.53 Sq.II 28 59 Sqm	CYCLE	PROPOSED WORK SHOWN RICE DRAINAGE LINE SHOWN DOTTED BY RECREATIONAL GROUND SHOWN BY WORK TO BE DEMOUSHED IT WORK THE SHOWN PROFORMA CERTIFICATE OF AREA STATED IN DOCUMENT OF OW RECORDS / LAND RECORDS / LAND RECORDS	DER REFE LE THE DIM LE THE D	PANCE WAS MENSIONS O S MEASURE ALLIES WITH T.P. SCHE CITY SURVE	D ON SITE THE AREA ME Y RECORD
EDUCTION OF LET LOSSY & STARRO 1.52 x 1.83 2.3.19+3.29/2 x 5.69 TOTAL DEDUCTION 4th FLOOR A LETTER PASSENG TOTAL SELECTION 4th FLOOR A LETTER PASSENG TOTAL SELECTION TOTAL SELECTION	AGE REA - ULATI CAR 3	2.78 SQ.V. 17.86 SQ.M. 20.64 SQ.M. 22.53 Sq.II 28 59 Sqm	CYCLE	PROPOSAL REVISED	DER REFE LE THE DIM LE THE D	PANCE WAS MENSIONS OF SMEASURE ALLIES WITH T.P. SCHE CITY SURVE	D ON SITE THE AREA ME Y RECORD
EDUCTION OF LET LOSSY & STARRO 1.52 x 1.83 2.3.19+3.29/2 x 5.69 TOTAL DEDUCTION 4th FLOOR A LETTER PASSENG TOTAL SELECTION 4th FLOOR A LETTER PASSENG TOTAL SELECTION TOTAL SELECTION	AGE REA - ULATI CAR 3	2.78 SQ.V. 17.86 SQ.M. 20.64 SQ.M. 22.53 Sq.II 28 59 Sqm	CYCLE	PROPOSED WORK SHOWN RICE DRAINAGE LINE SHOWN DOTTED BY RECREATIONAL GROUND SHOWN BY WORK TO BE DEMOUSHED IT WORK THE SHOWN PROFORMA CERTIFICATE OF AREA STATED IN DOCUMENT OF OW RECORDS / LAND RECORDS / LAND RECORDS	TED RED RED BLACK. OWN GREE SHOWN YEN DOTTED NOTED NO	PANCE WAS MENSIONS O S MEASURE ALLIES WITH T.P. SCHE CITY SURVE	D ON SITE THE AREA ME Y RECORD CHITECTS
EDUCTION OF LET LOSSY & STARRO 1.52 x 1.83 2.3.19+3.29/2 x 5.69 TOTAL DEDUCTION 4th FLOOR A LETTER PASSENG TOTAL SELECTION 4th FLOOR A LETTER PASSENG TOTAL SELECTION TOTAL SELECTION	AGE REA - ULATI CAR 3	2.78 SQ.V. 17.86 SQ.M. 20.64 SQ.M. 22.53 Sq.II 28 59 Sqm	CYCLE	PROPOSED WORK SHOWN DOTED I DRAINAGE LINE SHOWN DOTTED I WATER LINE SHOWN DOTTED RECREATIONAL GROUND SHO WORK TO BE DEMOLISHED ROAD WIDEHING LINE SHOW PROFORMA CERTIFICATE OF AREA CERTIFICAT	TED RED RED BLACK. OWN GREE SHOWN YEN DOTTED NOTED NO	PANCE WAS MENSIONS O S MEASURE ALLIES WITH T.P. SCHE CITY SURVE	D ON SITE THE AREA ME Y RECORD CHITECTS

APPROVED GOVT. VALUER CAT 1/87

APPROVED GOVT. VALUER CAT 1/87

APPROVED GOVT. VALUER CAT 1/87

S-low-



P. A. H. . ATULJ.SHAH

GERTIFIED

推手!群兒童衛門問題者以四日前:6個日報

सची क दोन

ा विलेखाता प्रकार, मीवपाधारी स्वरूप प्रकार व वाकारमाव (भारेपटएकाला बानतील पटटाकार आकारणी वेलो की पटटेकार से नपूर कराके) मोनवल

माबाचे नाव

(2) भू-माधन, पोटहिस्सा व धरक्रमांक

et ope filmoret sque (12 x is, effente equi nermanonform), त. १०, वार्यह ध्रम् त तीमन्त्रम प्रथमिकप्रीय मानमध्य कश्च्ये antiquent. named describe (clinic and Ref. Res. 2014) होत्योणायाः भी भी जा विकास्त्रीयर असलेली 74 वर्ष पुत्रीकी जुनी तयज बाले क्रील retribt ab e e बताहोशी हुए वाला बाल राज गांच भी मी। व इतर वर्ग (चनवलीहर) ाण क्षेत्रकार १४६ व मो मो आहे, व वाधानामात पुरुष शतकार ११४ मा ना व

(3)क्षेत्रफळ

(4) आकारणी किया जुडी देण्यात अरोल तेव्हा

(1) Mas and (4)

(5) दस्तऐयल करून देण्या-या दिवाणी न्यायासयाचा हुव मनामा नाव व संपूर्ण पता

 वेटाम्बर कार्तरेय क्रेंडड कंपनी तक माणिकार भी गंदन - गाणिकलाल शहा: प्रधायलंड पक्षकाराधे व संपूर्ण प्रशा नाव किंवा न सि टीए॰ : कः गुरुति/रस्ताः ः ईगारतीये लगः ः ईगारता नः । वेड/नशाहः । रहितारवेड राह्य गान, ा. जानुका, हवेली विश्व, नागाव्य

किया आदश असत्यास, प्रतिपादीचे 🙄 - ः १ प्यानेट में, ः गस्ति/रस्ताः ः, ईमारगीय नामः । ईमारल में । यह नमातन

शबरणाः ल्युमः - भिन -श्री पुष्णः गाणिकसास शहा: पर/पर्शेट नः सदर : ग्रह्मी/रशनः - ईग्राव्यामा नार

दैमारत र. वताहरः -, शहरतातः । सानुध्यः - विक भी तथन अधिकसाल शहा : पर/पतेत्र ने सदन प्राच्नी रस्तः , इस.स्टेप सात्र

हेम्परत में - ११ प्रमहर १, शहर/गाय १, आह्मा १ विना ।

का इ.स.च व्यक्तिवास असा मान्यतंत्र मा सदर गान्यतंत्रका । हारानीत अस ्रेंग्यूप्य व पर्वसाहतः , सार्य गारः व र्माः - पर त्रिक्त १ के द्विया शके नह्यात कृष्णा में प्रथा का स्वेट व भन्नम् राज्याः (मारशीचे मावः , ईमारतः मं । ११ वसाहतः वीवतरः । १८०० ।

ा) श्री असून जिनवता शहा है पर/प्रतेष्ट न ः गहली/रखाः । सन्।पि पण , हैमार हैन काल्याः हो है जिल् 411003. पक्षकाराधे नाव य संपूर्ण पत्ता किया नाव: - ईमारल न - पेट. श्वसाहत: बारामती : शहर गाय. पुण तालुका, हवाम नवन

(6) दस्तऐवज करून घेण्या-गा दिवाणी न्यायालयाचा हुकुमनामा किया आदेश असल्यास, वाटीवे नाव व संपूर्ण पत्ता

(7) दिनांक

करून दिल्याचा 24:12/2003

नोदणीचा

24/12/2003

(9) अनुक्रमांक, खंड व पृष्ठ

6924 /2003

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क

\$ 380000 CO

(11) बाजास्भावाप्रमाणे नॉटणी

(१८) शेरा



ं ब्लाव क्यों कार कार ब्लिश े त बावली होने बात त्याचे तारील १७०१.१.१४० ते स्ववत देतली, चे वर्जा वरून ... न्यांक हिन यान विकी सारीस २० راوا كسل للك



ha Market, Station

Divines are the ford of

VALUER **REG NO**

ATTATRAY BORADE B.E. (Civil)

Approved Govt. Valua

Cat No : - 1/87, Reg. No. - A11648 1st Floor, Rachana Market, Station Roa Baramati. Pin : 413102

Ph.: (02112) 229192 Mob.: 9422078447

REF/BMT/Val/140/2018

Date :- 25/03/2018

To, The Manager, State Bank Of India Branch Baramati

Client Name:

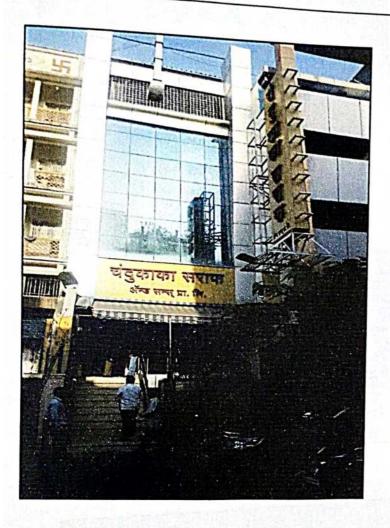
Mr. Atul Jindatta Shaha.

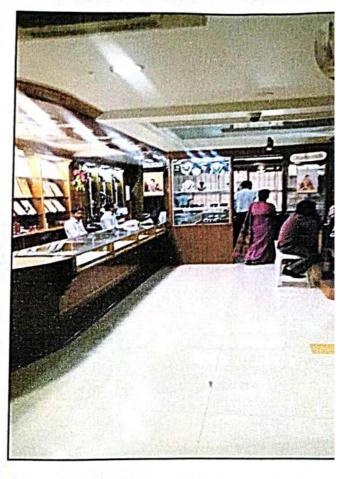
	1 Costumer D	etails.					
	Name- Apl.No.	Mr.	Atul Jindatta	Shaha			
	2 Property D	etails					
	Addres		C.T.S.No-439	9, Raviwar Peth, Pune, T	Cal- Haweli,	Dist- Pune.	
	Nearby Land	lmark	Raviwar Peth	Area,			
3	Documents Details			Name of Approving	Authority		
	Layout Plan, N.A. Order		Not Applicable		# # # # # # # # # # # # # # # # # # #	Approval No.	
	Building Plan		Yes.	Pune Municipal Co	Approval No.	Sanctio 442 20/03	
	Construction Permission		Yes	Pune Municipal Co	rporation	Approval No.	Sancti 44 20/0
	Legal Documents		Yes	List of Documents		1	
4	Physical Deta	ils	- 1	1000	J		
	Adjoining	East-	9	# * E	North-		
	Properties	West			South -		

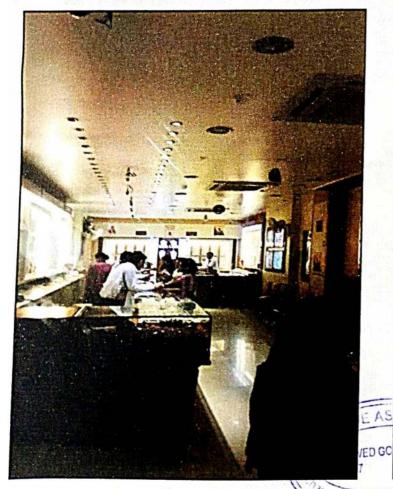
	Matching o Boundarie			Plot Den	narcated - Yes	100 150	proved nd Use	Yes		Type o		Commer cial Building	
	No. of Roo	om Li	ving /Di	ning	1	T	oilet & Bath		4	Bed Roo	om	No	
			Kitche	n	-Pantry	Ва	lcony			Extra Ro	om		
	Total No. o	f Floor	B+0	G + 3	Floor on whi	Floor on which the Property is Located					B+	G + 3	
	Approxima	te Age o	f Prope	erty	10 Years	25		esidual age of Property 60 Years with gular maintenance					
	Type of Str		CC Fra	amed/s	Stone/BB Mas	onr			RCC	Framed/ Framed		1	
	Tenure/Oc												
	Status of To	Owned /	/Rented	dt	(Own	ed						
	No. of Year	Relation	ship of	tenan	t or owne	er - S	elf						
6	Stage of C	onstruc	tion										
	Under Cons	struction	/Compl	leted			3 (% 1)		Cam	nlatad			
	If Under Co	netructio	n Evte	ent of (Completion			- Completed					
	1) Type of (, or c	Sompletion			- RCC					
	2)Type of F			•				- RCC					
	3)Roofing 8		2010007					- Slab					
	4) Walls						- 6" Brick Masonry						
	5) Internal F	Plaster			1000			1000	San	d Fac	```	Cement	
	6)I External	Plaster			- J							finishes	
	7)Flooring				- 1-			-	Vitrifi	ed			
	8)Doors & V	Vindows						Rolling	g Shut	ame Des ter, Pane liding Wi	l Do	or,	
	9)Electrifica	tion						.=	7.000	ng Cappi			
	10)Class of	Fittings							Supe				
7	Violations i	f any ob	serve	t					•				
	Nature and	2 I High total attitude of the con-						No					
	Area Details (Open Plot)		Proper	rty	- 27								
	Site Area	129.64 Sq. M.	1 20	linth rea	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -		pet a			Built Up Area	р	389.03 Sq.M.	
	Sq. M. Area Area Area Sq. I Valuation Plot 1394.92 Sq.Ft x Rs. 47500/- Per Sq.Ft. Built Up 4186.05 Sq.Ft x Rs. 3000/- Per Sq.Ft. Total Valuation : 6,62,58,700.00												

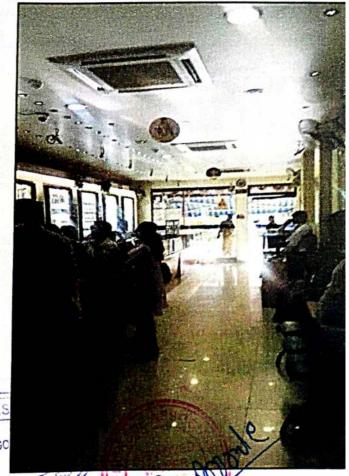
Government **Plot** Valuation 1394.92 Sq.Ft.. x Rs. 6186.80 /- Per Sq.Ft. : 86,30,091.05 Built Up 4186.05 Sq.Ft.. x Rs. 2044- Per Sq.Ft. : 85,56,286.20 **Total Valuation** : 1,71,86,377.25 Summary of Govt Valuation a) Plot - Rs. 86,30,091.05 b) Building -Rs. 85,56,286.20 i) Fair Market Value - Rs. 7,88,16,850.00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

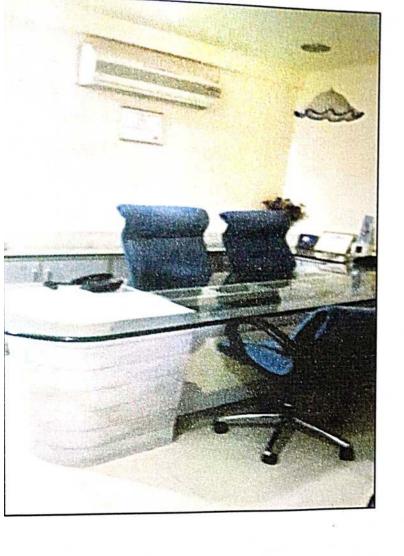
Commercial Property of Mr. Atul Jindatta Shaha, in C.T.S.No-439, Raviwar Peth, Pune, Tal- Haweli, Dist- Pune

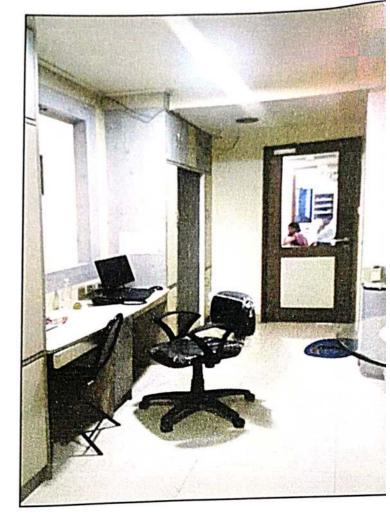




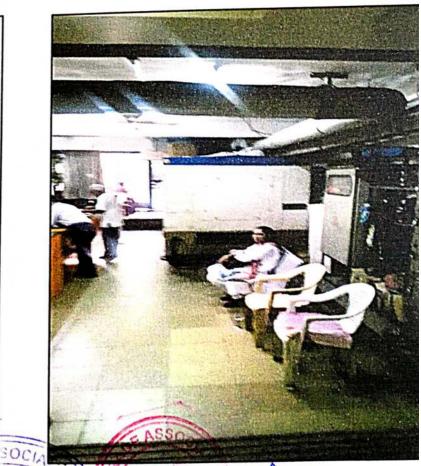












APF .. OVED GOVT. VALUER
CAT 1/87

APPROVED AND THE RESEARCH AND THE RESEAR



<u>Home</u>

Department of Registration & Stamps

Government of Maharashtra

नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारम्ल्य दर पत्रक Valuation Rules User Manual

62017 ▼		A	nnual S	atem	ent of		*			
	Selected District Select Taluka Select Village Search By Enter Survey No	पुणे हवेली रविवार पेठ ③ Survey No 439		¥		V				
	उपविभाग			जुनी जमीन	निवासी सदनिका	ऑफ़ीस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
	5/107-बागडे रस्ता व हौदचौकापासून सोन्य	मुभानशा रस्त्यावरील म ग्रामारूती चौकापर्यत (र		66570	68000	129080	235300	0	चौ. मीटर	सि.टी.एस. नंबर













BORADE ASSOCIATES
Approved Govt. Valuar

Cat No - 1/87, Reg. No. - A11648 1st Floor, Rachana Market, Station Road, Baramati Pin 413102

Ph.: (02112) 229192 Mob.: 9422078447 E-mail boradeassociates@gmail.com

TTATRAY BORADE

Ref BMT/ Val/11959/2016

Date: 20/05/2016

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

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

Name of person for whom 1. Valuation is made

: Mr. Atul Jindatta Shaha C.T.S.No-439, Raviwar Peth, Pune,

Tal- Haweli, Dist- Pune.

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 2. 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

The location is in Pune fully developed Commercial locality. The building

premises Raviwar Peth Area

BO BORADE ASSOCIATE APPROVE REG. NO.A. REG. NO.A. Ref. No.A. Ref. No.A. APPROVED VALUAR APPROVED GOVT.VALUAF CAT 1/37 Chana Market, Station Road

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

morteet value desertained by values is interes
onth the modelt rates preventing in the aree

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.

We have no relation and interest in the property valued. 3.

4. This valuation is subject to clear & valid title of property & based on document provided by applicant

DATE

: 20/05/2016

PLACE

: Baramati.



For BORADE ASSOCIATE

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



BORADEASSOCIATE

PART-1

GENERAL.

- Purpose for which valuation is Made.
- 2. Date as on which valuation is made
- 3. Name of the owner / owners
- 4. If the property is under joint ownership / co ownership share of each such owner are the shares undivided
- 5. Brief description of the property
- 6. Location Street, Ward No.
- 7. Survey / Plot No. of Land.
- 8. Is the Property situated in commercial / residential / Industrial / mixed area?
- Classification of locality high class / middle class/ poor class.
- 10. Proximity to civic amenities like Schools, hospitals, offices, Market, cinemas etc
- Means and proximity to surface Communication by which the Locality is served.

- : To arrive at true and fair market Value security for Bank Finance
- : 20/05/2016
- : Mr. Atul Jindatta Shaha
- : Owner.
 - as per C.T.S. Card
- : G + 1
- : RAviwar Peth Area
- : C.T.S.No-439, Raviwar Peth, Pune, Tal- Haweli, Dist- Pune.
- : Commercial Area
- : Higher Middle Class persons.
- : Close vicinity.

: Riksha, By own arrangement

For BORADE ASSOCIATE

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





PART 2 - VALUATION

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

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		
Ground Floor	94.70	T. Politic	Rate Per Sq.Ft	Amount
First Floor	90.09	1018.97	34000	3,46,44,980.00
Second Floor	0.77.71	969.36	21000	
Third Floor	83.82	901.90	12000	2,03,56,560.00
	71.20	766.11	10000	1,08,22,800.00
Forth Floor	49.23	529.71		76,61,100.00
Total	389.04	Contra	10000	52,97,100.00
	000104	4186.05		7,87,82,540.00

1) Total Market Valuation

2) Realizable Value in figures 5% Less

from total market value

3) Total Distress Value in Figures 10% Less from total market value

: 7,87,82,540.00

: 7,48,43,413.00

: 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

APPROVED GOVT.VALUA Rechana Market, Station Ros

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

ANNEXURE TO FORM 0-1

1. No of floors and Height of each floor	
Zi i i i i i i i i i i i i i i i i i i	: 10' for other floors
(as per IS:3861-1966)	: B/up – 4186.05 Sq. Ft
3. Year of construction 4. Estimated future U.C.	
	: Not Available : 50 Years
5. Type of construction land Bearing	: RCC Frame
walls / RCC Frame / Steel Frame. 6. Type of foundation.	Tame
7. Walls	: RCC
a) Basement and plinth	
b) Ground	: 6" Brick Masonry
c) Superstructure above ground floor	: 6" Brick Masonry.
8. Partitions	: 6" Brick Masonry.
9. Doors and Windows	: 6" Brick Masonry
AAA	: Wooden Frame Wooden Door,
10. Flooring	Rolling Shutter, M.S. Windows
11. Finishing	: Spartex
12. Roofing and terracing	: Sand face cement Plaster
13. Special architectural	: Slab
13. Special architectural or decorative futures	: As Per Arc
200 000 000 000 000 000 000 000 000 000	~ . ~
14. a) Internal wiring surface or conduit	: Casing Capping
b) class of fittings superior / ordinary/ p	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	All the state of t
g. No. of geysers	
b. class of fittings superior colored	1 : Superior
superior white / ordin	8 8 8 F 5555-
16. Compound wall	C: N.A.
	The same of the sa
17. No of lifts and capacity.	: Not applicable
18. Underground sump capacity and type	: As Per Req.
of construction	

19. Over head tank

orade Associates.

a. where located

b. capacity

c. type of construction

20. Pumps- Nos. and their power

21. Sewage disposal whether connected to public sewers. If septic tanks provided no and Capacity

DATE

: 20/05/2016

PLACE

: Baramati.

For BORADE ASSOCIATE

: As Per Req

: As Per Req

: As per Req

: As per Req

: As per Req.

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



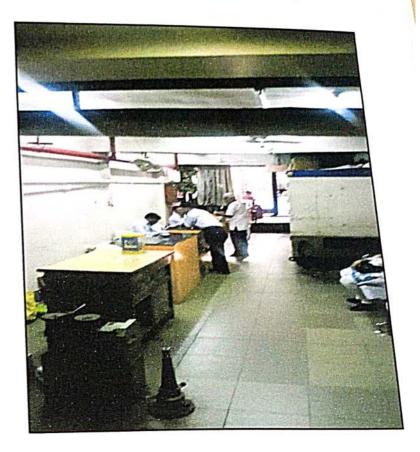


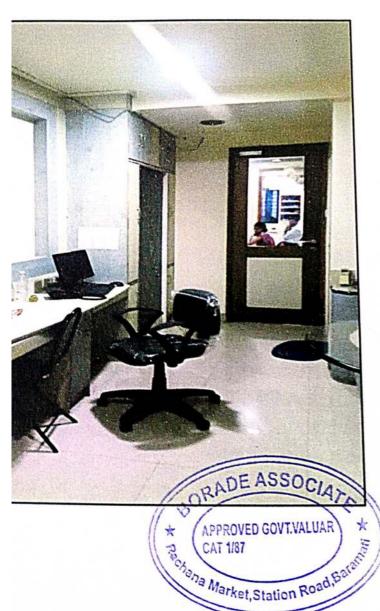


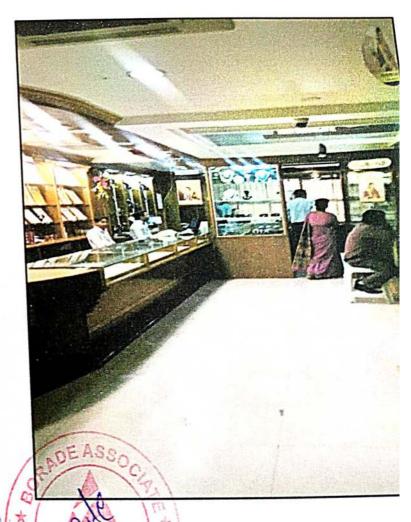
BORADE ASSOCIATES

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









सूची क्र. दोन

गावाचे नाव

(1).

(1) विलेखाला प्रकार, मोबदामाचे स्वरूप _{पास्त्र}, व बाजारमाव (भावेपटएकामा वानतीत पटटाकार आकारणी देती की पटटेवार से नमूद करावे) मानदान 🔻 🖫 🗷

(2) भू-मापन, पोटहिस्सा व धरकमांक (असत्याम)

AND STREET द नाद भीतम्बद्ध नाद (१८ अ.८) रविवार एपूर्ण महानामव्यासिका), उपविभागास ५:10° वायष्ट रस्ता य सुभानशा रस्त्यावधीत मालनता कजते होदधोकापा. यासी धेत्र :

ों.मी. या मिळक्लीवर असलेली 74 वर्ष पुर्वीची जुनी वगढ गाल मधीन

(3)क्षेत्रकळ

(4) आकारणी किया जुडी देण्यात असेल तेव्हा

वांघलेली दूर के जाती श्रेष 114 की मी। य इसर गर्व हवकासहित

ाण क्षेत्रकत १४६.५ थी.मी आहे. ह क्षांप्रकामान पृक्त क्षेत्रकत ११४ थी.मी

(5) दस्तऐवज करून देण्या-या दिवाणी न्यायालयाचा हकूननाना किंवा आदश असत्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) गैरानल म एटिंग ॲंग्ड कंपनी तके भागीदार भी नंदन - माणिकलाल शहा : घर फतट पक्षकाराचे व संपूर्ण पत्ता नाय किंवा ः नः सि टीएः ः छः गत्त्वी/रस्ताः ः ईमारतीपे मध्यः ः ईमारत नः ः गेड/गसाहतः रविधारोत्रे राहर, नाव: ालका हबली पिनः ४११८८२

(2) - १ । १ ४ एतंद्र में: , गस्ती/रस्ताः नः ईमारतीये नायः । ईमारत नः नः वकावसाहरः शहर/गावः । रालुकाः -; पिनः -,

(3) श्री मुषण माणिकलाल शहा : घर/प्रलॅट नं: सदर : गल्ली/रस्ताः - ईमार्ग्तातं भाव

डेमारत रं: 💛 वनाहरः -, शहर/भावः -; रामुकाः - चिनः भी दचन निकलाल शहा ; चर/प्रलेंश ने सदर शाली रस्ता - इनकीचे नान

हेमरत नं: - १ व्याहर ५ शहरायाः - तातृकाः - पिनः

ibr अं भारतः नाणिकलालः शहर : घर/एलर न: सदर : गरनी/मनारः । इनाराणि गर

(1) श्री अत्याः जिनदेतः यहाँ घर/फ्लेंट नः ः गल्ली/१२ताः भनाधीः यः : इमारानः

नाव: र ईमारत ने: र पेठ/बसाहत: वारामती : शहर गाव: पुण : ताल्यन: हरासी दिन

ं ई-एन में पर वसाहरा: , राज्य गायः जन्म । जिल् ह हुने ह र के इंडिस सर्वे नक्षण कुमार्जी उसके

गर्स्सी हरता । इस्ट्रेसीचे नाव ५ ईनारत में: १ वट व्याहता वर्तेक्टवर . यह १ व नालफाः हर्ग मे । चिनः . ४११८७३.

(6) दस्तऐवज करून घेण्या-गा पक्षकाराचे नाव व संपूर्ण पत्ता किंबा दिवाणी न्यायालयाचा हक्मनामा किंवा आदेश असल्यास, वादीचे नाव

व संपूर्ण पत्ता

करून दिल्याचा 24/12/2003

(7) दिनांक नोदणीचा (8)

24/12/2003

(9) अनुक्रमांक, खंड व पृष्ठ

6924 (2003

(10) बाजारमावाप्रमाणे मुद्रांक शुल्क

TO 380000 AK

(11) बाजारभावाप्रमाणे नॉटपी

(12) शेरा

developed a despit of the Court of the



4 PRINTED BOTH OF THE STATE STATES त बायली भेर बात त्याचे तारील १०%.2.162° ह रे स्मवत देतली, वे वर्जा वस्त .. . प्रशांकि होते... ..यास विकी सारीस 97/ WIENN UP

BORADE ASSO APPROVE

Valuer: Dattatra Borades St. Floor Rachana Market, Station Road, Baramati

A 5.53 + 5.22/2 x 17.84 - 95.89 SOM		3. HET CROSS AREA OF A		-		
CONCTIONO TOTAL AREA - 95.89 SV.H.		4. DEDUCTION FOR a. RECREATION CROWN BULE NO. 13.3.1	129.64			
t. 1.83 x 1.68 = 3.07 sq.m. 2. 3.00 x 3.00 = 9.00 sq.m.	b. INTERNAL ROADS C. IOIAL [0+b] d. ADD OPEN SPACE					
TOTAL DEDUCTION = 12.07 50.M.		5. HET AREA OF PLOT [3+4]		# 129.64		
ET FLOOR AREA - 95.89 - 12.07 - 83.82 SqM		6. ADDITION FOR FAR (0.4	CONTRACTOR OF THE PARTY OF THE	123.03	-	
DEDUCTION OF LET LONGY & STAFFCASE		ROAD WIDENING AREA	12.64			
3. 1.52 X 1.83 = 2.78 SQ.M.	_	7. TOTAL AREA [5+6]	142.28			
3.19+3.09/2 x 5.69 = 17.86 SQ.M.	_	8. F.A.R. PERMISSIBLE		2.0		
TOTAL DEDUCTION = 20.64 SO.M.		9. PERMISSIBLE FLOOR ARE	A [5+6]	284.56		
T FLOCO AND - 81.82 - 20.64 - 61.18 SQM		10. EXISTING FLOOR AREA		264.36		
Mpc 81.03 - 63.18 5gm	Section 1	11 PROPOSED AREA	Kind of the	282.32	466 166	
The state of the s		12. EXCESS BALCONY AREA			-	
REA OF PLOCK IN F.S.I.			S.I.		0.71	
A 5.49 + 5.22/2 X 15.55 = 83.27 SQ.M.	-	13. TOTAL B/UP AERA (10+ 14. FAR CONSUMED 13/7	11+12}	£283.03		
TOTAL AREA a 22 27 co m	TOTAL AREA			0.98		
COCTONO	B	BALCONY AREA STATEME		Carlo 28400		
1. 1 E 1 58 = 3.07 SQ.M. 2. 3.07 SQ.M. = 9.00 SQ.M.		o) PERMISSIBLE BALCONY AREA PER FLOOR		AS PER		
		b) PROPOSED BALCONY AREA PER FLOOR:		STATEMENT		
TOTAL DEDUCTION = 12.07 SQ.M.		c) EXCESS BALCONY AREA (TOTAL)				
FL - P. M. C. + 33.17 - 12.07 - 71.20 SqM		TENEMENT STATEMENT	1		,	
FOLCTON OF IFT LOOKY & STARCASE		a) NET AREA OF PLOT		142.28		
3 = 2.78 SQ.M. 4 I = 2.78 SQ.M. 4 I = 17.86 SQ.M.		b) LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC.) c) AREA OF TENEMENT (d-b)				
- 20.64 SQ.M.		d) TENEMENT PERMISSIBLE	180 T/H	'.		
TAXW #### = 11.70 - 20.64 = 50.56 SqH 3rd FLOOR AREA = 50.56 Sqm		el TENEMENT PROPOSED.		2 .		
A Company of the Comp	D	PARKING STATEMENT		x ⁶		
5.38 14 2000 12 5.86 - 52.30 50.W		a) PARKING REQUIRED BY RULE	GAR 3	SCOOTER 4	CYCLE 4	
**************************************	1	b) PARKING PROPOSED	3	4	4	
	100	c] CARAGE PERMISSIBLE	i		-	
- 307 SQU		di GARAGE PROPOSED			_	
- 3.07 SQ.9.	3	LEGENDS		•	;	
- 123 - 123 - 13 23 -		PLOT BOUNDRY SHOWN BLACE PROPOSED WORK SHOWN REIS COMMANDE LINE SHOWN DOTTED WATER LINE SHOWN DOTTED SECRETARIONAL CROWNO SHOWN WORK TO BE DEMOLISHED SHOWN BEACHING STRUCTURE SHOWN BEACHING STRUCTURE SHOWN	D RED BLACK, IN GREEN HOWN YELL DOTTED (SEEN C	1	
	ALC: NO.	PROFORMA	TE			
	_	PRUPURUA	- 1	1		

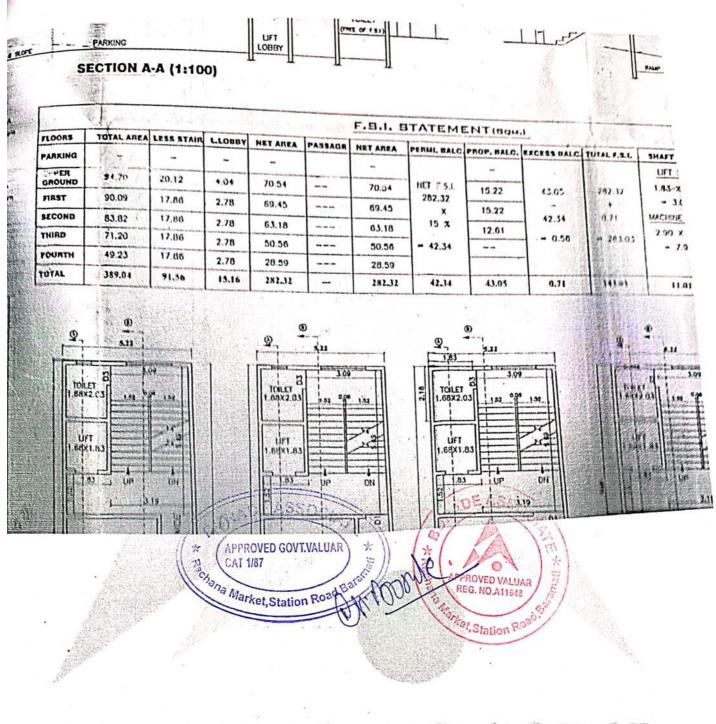
Valuer: Dattatray Borade 1st Floor Rachana Market, Station Road, Baramati

grade 1100				Continue	ation Sheet	
# 54 - 52 7 1555 - 83 27 SQU	1	4. FAR CONCUE		Continue	mon Sheet	
SUREMAN DIEL AREA . 81.27 SQ.M.	B BALCONY ADD 0.98					
		BALCONY AREA STATEMENT	г			
1 TEST 307 SQU. 2 TEST 9.00 SQU.		DI PERMISSIBLE BALCONY AREA PER FLOOR		AS PER		
= 12.07 SO.M.		PER FLOOR C) EXCESS BALCONY AREA [TOTAL]		STATEMENT		
977 Store Man - At. 21 - 12.07 - 71.20 3gm						
CECULTONE MENT LOSED A STARCASE		TENEMENT STATEMENT			- 1	
	-	al NET AREA OF PLOT		142.28		
2.78 SQ.M.		b) LESS DEDUCTION OF NON RESI- DENTAL AREA [SHOP ETC.]				
- 20.64 SQ.M.	c] AREA OF TENEMENT [a-b]		1			
NET FEACUR MILES - 71.20 - 20.64 = 50.56 SqM	+	d) TENEMENT PERMISSIBLE 180 T/H e) TENEMENT PROPOSED.				
3rd FLOOR AREA = 50.56 Sqm						
AREA OF BLOCK	D	PARKING STATEMENT	-54	- 1944	7	
A 5.39 + 1277 X 9.86 = 52.30 SQ.M.		c) PARKING REQUIRED BY RULE	CAR 3	SCOOTER 4	CYCLE 4	
TOTAL AREA - 52.30 SQ.M.		b) PARKING PROPOSED	3	4	4	
LELLICK SE	2.	c) GARAGE PERMISSIBLE		-	-	
1. 1.53 x 3.58 = 3.07 SQ.M.		d] GARAGE PROPOSED		-	1 -	
TOTAL DEDICTION = 3.07 SQ.M.	E	LEGENDS	7.0		1 :	
101A DEDUCTION = 20.64 SQ.M. 23 - 25 - 25 - 25 - 25 - 25 - 25 - 25 -	CER	PROFORMA TIFICATE OF AREA	<u>– II</u>	English make	rannos kaj na	
ARXING AREA CALCULATION	B	ERTIFIED THAT THE PLOT UND Y ME ON 20/08/03 & TC. OF PLOT STATED ON PLA NO THE AREA OF SO WORKE STATED IN DOCUMENT OF OWN	THE DIA N ARE A	MENSIONS OF ALLIES WITH	OF SIDES ID ON SITE I THE AREA	
PARKING CAR SCOOTER CYCLE		RECORDS / LAND RECORDS D				
COS MESS THAT 200 Som a 4 4						
				40.		
The state of the s	SIGN OF LICENSED ARCHITECTS				CHITECTS	
	P	ROPOSAL REVISED				
		PROPOSED RESIDENTIA AT C.T.S. NO. 439 RAV	Mary Contract	ald spend to the same of the	Commence of the Party	
		INER DE AS	350			
Valuer: Dattatray Borade	WHUAR		VALUAR A11648	GERT	15150	
Valuer : Dattatray Borade	Post.	loor, Rachana Marke	t, Stati	on Road	l, Baramat	

मालमत्त पत्रक

विभाग/मौजे	रविवारपेट	तातुका/न	.पुमा मा म. पू.	N TE - D	
नगर भुमायन । इ.मोक	शट नंबर असट नवेर	***	/ Harpingi	The state of the s	पुण
		चोगी		शास्त्रका राज्य	ग भक्तपाना क्या पाड्या
Exit		4	-	रागास भाग ह	गत्यः फर तजसणीयौ जिब्हाः।
a		[स्क्वे याई १७५]	गाय-एंग संगंतामांपने		
-		ची वि. १४६.३			
सुविधाधिकार		Made and American	Contract of the Contract of th	the transfer of the state of th	
स्क्काचा मुळ धारक वर्ष	(रामचंद्र दामोदर	गोळे - बाटणीपत्र रु. ११२२३	1 / / / /		
	' मिं.ता. २४.७.	२० प्रमानी]	adal d at at A)	- Andrews	
पट्टेदार	170 19		and the second	11 m	1
30			A Design	112	(7)
तर भार			1100	7	T31
श्रीर भार			11		7-1
इतर शेरे	C per la constant		an Gran	and the best light	1
Special Land			10 100	Server .	7
दिनांक 💮	व्यवहार			a rail a fighting the	pace the light of
	-1-61		खंड ऋमांक	र्नाधन घारणः (धा)	साक्षाकंन
२०/१२/१९५१	1		(m/64/11)	, पट्टेशर (प) किया भार (भा)	
40,14,144	वाटणापत्र रामचंद्र दा। सिताबार्ट धः रामचंद्र दा।	गंदर गोळे, दामोदर रामचंद्र गो गोळे यांच्यात र. रु. २५,०००/-		H - State of the s	tái -
1		ाळ याच्यात र. रु. २५,०००/-	17.88.48	स्नेहलता प्र. पांडुरंग समयंद्र गांळे	
10		•			Supit.
०५/१०/१९८८	ख.ख.रु. रु. १,२५,०	००/- २०.८.८२ स्नेहलताबाई		Н	
	पोंडुरंग गोळे यांचेपासू	7 S. I.		दि नेशनल मार्केटिंग कपनी (इंडिया) या नावाची	₩.
			-1.8.8855	भागीदारी पर्म तर्फ	નિ.તેન.પુ. કા તથા
\$0/88/8993	ਹਵਿਹਤ ਵੱਲ ਸ ਵੀ ਸ	धन एम. शहा यांचे दरम्यान दि.		यधन एम. गर्ज	n n. a opti-
1 1 1	े २३.१.९३ चे मेमार्रडम	अस्वये र.ह. ८,००,०००/- च्या	S. 1,	ं H युनियन बैंक ऑफ हीस्य	H
	योजापोटी नोंद दाखल.	(फे.फा.नं. २०७)			નિતન, મૃત્રમૃત્વન
		A The Market			ન.મ. શ્ર.સ્યુરો
30/06/1998	्यानयन यक य श्री. व २.१२.९३ चे मेमोरंडम	चन एम. शहा यांचे दरम्यान दि. अन्वये र.ह. ४,००,०००/- छा		E प्रनियन वैंक ऑफ ग्रंहिया	₹ii-
	बोनापोटी नोंद दाखल	(फे.फा.नं. २८७)		, पुनवन वक शास क्षडवा	. બિ.નિ.પૂ. કા તથા
	1				च-पृथ्य-स्पूर्ण
8005/5008	न.भू.क्र. ४३९ क्षेत्र १४	६.३ घो मी संपूर्ण मिळकत् हि	रदअन	y	पे स्टार्फ, ३८० म
	नशनल माकटाग कपन फर्म तर्फे श्री वचन एम	ो (इंडीया) या नायाची भागीदार शहा योच्या फडन	E8878/2003 ft RY:88:2003	श्री. अतुल शिनदत्तं शहा	
					મામુકાઝદ સ્વૃત્રો
	1000				25
तपासणी करणारा -	of the second	खरी नक्कल -		1. 平. 3. 西京	CONTRACTOR OF THE PARTY OF THE
234	Tu .			Jul .	1396
		- W. H. T. T. T. T. S.			
					210-104
1				The state of the s	312117
Plan	Friedly No.	ar we in the		9	8/21/17
1		of Company	A THE STREET	A U	थ्याणानु
				ZEASON	यगणव
3,4,6	The second second		TRI	SPADE ASSOCIATION	
	The same of the same	ONDE ASSE		- / / / / - ·	FE 1.3.54 A
		000 HIV.10	ALUAR *	*	57
	- 11	/ I III acutu	ALTIDE L MILIA	APPROVED VALUAR REG NO A11648	The second secon

Valuer: Dattatray Borade Jo Floor, Rachana Market, Station Road, Baramati



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

: Commercial cum Residential building C.T.S.No.439 Near Location of the property

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

UNE RURA

This report has 5 pages

Kindly acknowledge the receipt.

Detailed valuation report is attached in Bank's format. Valvation of the property given by a Valvation of the property given by a per current masket rot & as per current and

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

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

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

1	ustomer Det	ails			
Printer I		Ir.Atul Jind	atta Shah .		
	pl No.				
$\frac{1}{2}$ Pr	operty Detai	ls			
	ldress	Com	mercial cum Reside	ential building C.	T.S.No.439 Near
-		Sony	ya Maruti Chowk, I	Raviwar Peth Goa	nthan, within
		the	Municipal Corpor	atoin limit of Punc	e city, At. Haveli
		I.	st. Pune		
Nea	rby Landma	ark Oppo	osite City railway B	ooking Office	
/Go	ogle Map		6.50) I 30)		
1 3	pendent				
(0 = .550)	s to the ment Detail	s	Name of	f	
5 2000	arient Beim		Approving		
			Authority	Approval No	N.A.
	ıt Plan	Yes Yes	N.A. City Engineer	1 1 1	C.C. 2184/04
Bulla	ng Plan	103	P.M.C. Pune.		Dated 14/09/2004
				Approval No	C.C. 2184/04
Consti		Yes	City Engineer P.M.C. Pune	Approvarino	Dated
permis	sion				14/09/2004
Legal E	ocuments	Yes	Sale deed no H	AL -2 (Kasaba Pe	eth)/6924/2003
Legal 2			dated 24/12/20	003 - Photo Copy	Conv
			Approved Build	ling Plan - Photo se Tax Receipt- F	Photo Copy
	D : 11-		Municipal Tious	oc Tux Receipt 2	
Physical	The same of the sa		West	North	South
Adjoinin Propertie		n Wide	15.24 M Wide	C.T.S.No. 440	C.T.S.No. 438
Troperne	lane		Road		
Matching	of	Yes			
Boundarie					
Plot Dema		Yes	D. Juneans	Toilets	Kitchen
	Living/D	ining	Bedrooms	Toners	P. PHARS
Rooms					12/

Regd. No. CAT-I/647 of 2001/02

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

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

Γ	Total No. of floors	Lower Ground+Upper Ground + Four floors			
-	Floor in which the property is located	N.A			
	Approximate age of the property				
	Type of structure – RCC framed / stone / BB masonry	RCC framed structure & Brick			
5	Tenure / Occupanc	Z Dotaila			
	Status of Tenure	Freehold			
	Owned / Rented	Owned			
	No. of years of				
	Repationship of tenant or owner	N.A.			
6	Stage of constructio				
	Stage of Construction				
	Under Construc Completed				
	If under construction	n, extent N.A.			
	of completion	served No			
7	Violations if any obs				
	Nature and ex violations	tent of No			
8	Area details of prop	erty			
	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)			
	Y7-1tion				
		ne value as per Government Approved Rates also			
		or more in the valuation proposed			
	valuer and	the Guideline value provided in the State Govt. notification			

Regd. No. CAT-I/647 of 2001/02

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

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

Income Tax Gazatte justification on	variation has to be given.
Summary of Valuation	
i) Guideline Value	
For Upper Ground Floor Showroom	
94.70 Sqm X Rs. 229550.00 per Sqm	D
For First floor Showroom	= Rs. 2,17,38,385.00
90.90 Sqm X Rs. 129080 per Sqm	D 4450005000
For Second floor office	= Rs. 1.17.33,372.00
83.82 Sqm X Rs. 63400.00 per Sqm	- D- F0 14 100 00
For Third floor office	= Rs. 53,14,188.00
71.20Sqm X Rs. 63400.00 per Sqm	= Rs. 45,14,080.00
For Fourth floor office	- NS. 45,14,000.00
49.23 Sqm X Rs. 63400.00 per Sqm	= Rs. 31,21,182.00
,	
To	tal = Rs. 4,64,21,207.00
Market Value	
For Upper Ground Floor Showroom	
1018.97 SqftX Rs. 32500.0 per Sqft	= Rs. 3,31,16,525.00
For First floor Showroom	10. 0,01,10,020.00
978.08 Sqft X Rs. 20,000.00per Sqft	= Rs. 195,61,600.00
For Second floor office	37 - 40
901.90 SqftX Rs. 10500.00 per Sqft	= Rs. 94,69,950.00
For Third floor office	
766.11 Sqft X Rs. 9000.00 per Sqft	= Rs. 68,94,990.00
For Fourth floor office	
529.71 Sqft X Rs. 8500.00 per Sqft	= Rs. 45,02,535.00
Tot	al = 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
(v) Forced / Distress Sale Value(10% les	s) = Rs. 6,61,91,040.00

Regd. No.
CAT-1/647
of 2001/02

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

	Assumpt	ions / 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 available				
	vi)	Any other aspect which has relevance on the valuer or marketability of				
		the property				
11	Declarati	on				
	i)	The property was inspected by the undersigned on 13/05/15				
	ii)	The property was hispected by the undersigned. The undersigned does not have any direct / indirect interest in the above.				
		property The information furnishe herein is true and correct to the best of our				
	iii)					
		I have submitted Valuation report directly to the Bank				
10	iv) I have submitted Valuation report directly to the Submitted Valuation Report directly report directly to the Submitted Valuation Report directly report direc					
12	Name ac	diess & Signature of Value				
	NITIN.P APPROV	Regd. No. CAT-1/647 of 2001/02 of				
	Date: 13					
	Place : Ba	ramati				
13	Enclosure	es Documents & Photographs (Geo-stamping with date etc.)				



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

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

Ref No.: NPF/2016/8442

Date: 20/05/16

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

model value calculated by the value is in time on the the current model case prevaling in the cit

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

	Touch	omer De	taile			Name and Address of the Party o	
1	Name			Lind	atta Shah .		
	Name	, ,	11.71111	i jind	atta Shan .		
-	Apl N	lo.				H a	
2		rty Deta	ils			- :	
-	Addre			Com	mercial cum Resi	dential building	C.T.S.No.439 Near
				Sony	ya Maruti Chowk,	Raviwar Peth C	Soanthan within
			- 1		A STANDARD OF THE STANDARD WITCH SHOW THE STANDARD STANDA		
				the	Municipal Corpo	oratoin limit of P	une city, At. Haveli
				Dis	st. Pune		
	Nearby	Landm	nark	Oppo	osite City railway	Booking Office	
	/Googl			1 1			
	Indeper	ndent					
	access to						
3	Docume	ent Deta	ils		Name O Approving	of	
					Authority		
-	Layout I	Plan	Y	es	N.A.	Approval No	N.A.
-	-			es	City Enginee		C.C. 2184/04
	Dunanig	Building Plan			P.M.C. Pune.		Dated 14/09/2004
						r Approval No	
	Construc	tion	Ye	es	City Engineer	r Approval No	Dated
1	permissio	n			P.M.C. Pune		14/09/2004
				020	Sale deed no F	IAL -2 (Kasaba	Peth)/6924/2003
L	Legal Doc	uments	Ye	S	1 1 1 2 2 1 / 1 2 / 2	nns - Photo Col	Dy
					A more and Built	ding Plan - Pno	to Copy
					Municipal Hou	ise Tax Receipt-	Photo Copy
DI	hysical D	otails					South
	djoining	East			West	North	100
	operties		m V	Vide	15.24 M Wide	C.T.S.No. 440	C.1.5.146. 166
11	operties	lane			Road		
1		e en alta					
Ma	tching of	:	Yes				
	indaries						
	t Demarc	ated	Yes			Toilets	Kitchen
Plo		/	Dinin	σ	Bedrooms		
Plot No	of	Living/	Dilliii	5			PHARA

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

_	Total No. of floors	Lower G	round+Upper Ground + Four floors			
	Floor in which the	N.A				
	property is located					
	Approximate age	10 years old				
	of the property		***			
	Type of structure -	RCC fran	ned structure & Brick			
	RCC framed /		Justice & Brick			
	stone / BB					
	masonry		E			
5	Tenure / Occupancy	y Details				
	Status of Tenure	Freehold				
	Owned / Rented	Owned				
	No. of years of	10 years				
	occupancy					
	Repationship of	Repationship of N.A.				
	tenant or owner					
6	Stage of construction					
	Stage of Construction	n				
	Under Construc	tion /	Completed in all respects			
	Completed					
	If under construction	on, extent	N.A.			
	of completion					
7	Violations if any observed		No			
		tent of	No			
	violations					
8	Area details of prop					
	Site area	N.A.				
	Basement floor	N.A	(
	Upper Ground	1018.97 5	94.70 Sqm)			
	floor	070.00.0	(* (00.00.C -)			
	First floor	978.08 Sqft (90.90 Sqm)				
	Second floor	901.90qft (83.82 Sqm)				
	Third floor	766.11Sqft (71.20 Sqm)				
0	Fourth floor	529.71 5	gft (49.23 Sqm)			
9	Valuation	L 1	Community American Inc.			
			s per Government Approved Rates also			
	1		of 20% or more in the valuation proposed by the			
	valuer and	the Guid	leline value provided in the State Govt. notification or			

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

_	
	Income Tax Gazatte justification on variation has to be given.
	Summary of Valuation i) Guideline Value For Upper Ground Floor Showroom 94.70 Sqm X Rs. 235300.00 per Sqm For First floor Showroom 90.90 Sqm X Rs. 125230 per Sqm For Second floor office 83.82 Sqm X Rs. 68000.00 per Sqm For Third floor office 71.20Sqm X Rs. 68000.00 per Sqm For Fourth floor office 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 For First floor Showroom 978.08 Sqft X Rs. 20,500.00per Sqft For Second floor office 901.90 SqftX Rs. 11000.00 per Sqft For Third floor office 766.11 Sqft X Rs. 9000.00 per Sqft For Third floor office 766.11 Sqft X Rs. 9000.00 per Sqft For Third floor office 766.11 Sqft X Rs. 9000.00 per Sqft For Third floor office 766.11 Sqft X Rs. 9000.00 per Sqft For Third floor office 766.11 Sqft X Rs. 9000.00 per Sqft For Third floor office
	For Fourth floor office $= Rs. 45,02,535.00$ $= Rs. 45,02,535.00$
	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



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

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

555		
	Assump	tions / Remarks
	i)	Qualification in TIR/Mitigation suggested, if any
	ii)	1 Toperty is SARFAESI compliant · Voc
	iii)	whether property belongs to social infractive tile 1
	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
	vi)	Any other aspect which has relevance on the valuer or marketability of the property
1	Declara	tion
	i)	The property was inspected by the undersigned on 20/05/16
	ii)	The undersigned does not have any direct / indirect interest in the above property
	iii)	The information furnishe herein is true and correct to the best of ou knowledge
	iv)	I have submitted Valuation report directly to the Bank
12	Name a	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: 20/05/16 Place: Baramati

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



Department of Registration & Stamps नोंदणी व मुद्रांक विभाग Government of Maharashtra महाराष्ट्र शासन

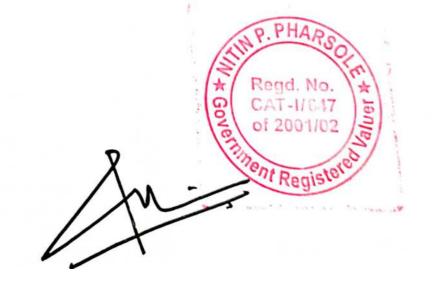


नोंवणी व म्दांक विभाग, महाराष्ट्र शामन

याजारम्स्य दर पत्रक

опк		Valuation Rules User Ma	meat				Clos	ic
One.		Annual Statement of	Rates	Company Control of the Control of th	Par ori Rendomennistani		i muu kaana	Langua
lected Dis	trict पुणे	•						
lect Taluk		•						
lect Villag	Company of the compan	•						
arch By	© Survey No	• Location						
elect suf	Bum	E E		तिनामी पद्मिका	व्यक्तिम	र हाने औ	TITLE S	Rs A
inveyNo 5	/105-लध्मी रम्स्यावरील मा	लमत्ता सोन्या मारुती चौक ते अल्पना टॉकीज (रविवास	चेड) 66570	68000	125230	235300	0	ची. मीटर
urveyNo 5/1	106-स्टेशन रोडवरील मालस्	मा फडके हौद चौकापामुन दारुवासा पुसापर्यंत (रविक	तार पेठ) 53550	65810	110080	195900	0	चौ. मीटर
urveyNo 5/	107-वागडे रस्ता व सुभानश	।। रस्त्यावरील मालमत्ता फडके हौदचौकापामून सोन्या चौकापर्यंत (रविवार पेठ)	मारूती 66570	68000	129080	235300	0	चौ. मीटर
urveyNo 5/		।। रस्त्यावरील मालमत्ता मोन्या माठती चौकापामुन वि ।चे पश्चिमेकतील चौकापर्यंत (रविवार पेठ)	नेमणराव ₆₂₉₈	0 63000	12726	0 235300	0	मी. मीटर
SurveyNo		पुभानशा रस्त्यावरील मालमत्ता चिमणराव क्दम चौत बौकापासुन शिवाजली चौकापर्यंत (रविवार पेठ)	ाचे 4826	53260	11008	198920	0	ची. मीटर

123













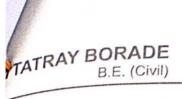














Approved Govt. Valuar

Cat No. : - 1/87, Reg. No. - A11648 1st Floor, Rachana Market, Station Road,

Baramati, Pin: 413102

Ph.: (02112) 229192 Mob.: 9422078447.

Ref BMT/ Val/11157/2015

Date: 30/04/2015

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

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

1. Name of person for whom : Mr. Atul Jindatta Shaha Valuation is made

C.T.S.No-439, Raviwar Peth, Pune,

Tal- Haweli, Dist- Pune.

While arriving at valuation of premises the physical built up 2. Basis valuation: 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

APPROVED VALUAR REG. NO. A11648

Wet, Station Ro

For BORADE ASSOCIATE

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

Volvation of the property given by the values is reasonable, in order the values werend set rates.

RM-ME-Team

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 PLACE : 30/04/2015 : Baramati.

E ASSOCIATED TO SOUTH THE PROPERTY OF THE PROP



For BORADE ASSOCIATE

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



BORADEASSOCIATES

PART-1

GENERAL.

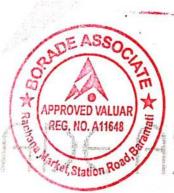
rade A

- Purpose for which valuation is Made.
- 2. Date as on which valuation is made
- 3. Name of the owner / owners
- 4. If the property is under joint ownership / co ownership share of each such owner are the shares undivided
- 5. Brief description of the property
- 6. Location Street, Ward No.
- Survey / Plot No. of Land.
- 8. Is the Property situated in commercial / residential / Industrial / mixed area?
- Classification of locality high class / middle class/ poor class.
- 10. Proximity to civic amenities like Schools, hospitals, offices, Market, cinemas etc
- 11. Means and proximity to surface Communication by which the Locality is served.

- : To arrive at true and fair market Value security for Bank Finance
- : 30/04/2015
- : Mr. Atul Jindatta Shaha
- : Owner.
- as per C.T.S. Card
- : G + 1
- : RAviwar Peth Area
- : C.T.S.No-439, Raviwar Peth, Pune, Tal- Haweli, Dist- Pune.
- : Commercial Area
- : Higher Middle Class persons.
- : Close vicinity.

: Riksha, By own arrangement





For BORADE ASSOCIATE

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

PART 2 - VALUATION

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

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	D-4 D G F	
Ground Floor	94.70		Rate Per Sq.Ft	Amount
		1018.97	32000	3,26,07,040.0
First Floor	90.09	969.36	20000	1,93,87,200.
Second Floor	83.82	901.90	10000	90,19,000.0
Third Floor	71.20	766.11	9000	68,94,990.0
Forth Floor	49.23	529.71	9000	47,67,390.
Total	389.04	4186.05		7,26,75,62

1) Total Market Valuation

: 7,26,75,620.00 : 6,90,41,839.00

2) Realizable Value in figures 5% Less from total market value

3) Total Distress Value in Figures 10% Less from total market value

: 6,54,08,058.00

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

PART:3 DECLARATION.

I hereby declare that

A) The information furnished in the valuation report true and correct in the best of our knowledge and belief

B) We have no direct or indirect interesting the property valued

C) We have personally inspected the property on 29/04/2015

APPROVED GOVT. VALUAR CAT 1/87 ana Market, Station Road, B



For BORADE AS

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

ANNEXURE TO FORM 0-1

No of floors and Height of each floor
 Plinth area floor- wise

 (as per IS:3861-1966)

 Year of construction
 10' for other floors
 B/up - 3045.40 Sq. Ft..
 Not Applied.

4. Estimated future life
5. Type of construction land Bearing
: Not Available
: 50 Years
: RCC Frame

walls / RCC Frame / Steel Frame.

6. Type of foundation. : RCC : RCC

a) Basement and plinth : 6" Brick Masonry : 6" Brick Masonry.

c) Superstructure above ground floor
8. Partitions
: 6" Brick Masonry
: 6" Brick Masonry

9. Doors and Windows : Wooden Frame Wooden Door,

10. Flooring Rolling Shutter, M.S. Windows : 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

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

Continuation Sheet

19. Over head tank

a. where located

b. capacity

c. type of construction

20. Pumps- Nos. and their power

21. Sewage disposal whether connected to public sewers. If septic tanks provided no and Capacity

DATE

: 30/04/2015

PLACE

: Baramati.





: As Per Req

: As Per Req

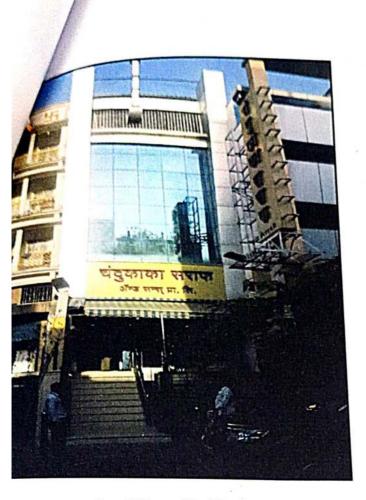
: As per Req

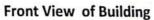
: As per Req

: As per Req.

For BORADE ASSOCIATE

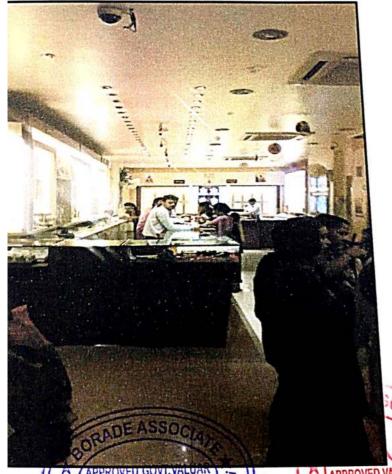
SIGNATURE OF D. H. BORADE REGE. CAT. NO- 1/87 A- 11648







Internal Shop



CAT 1/87

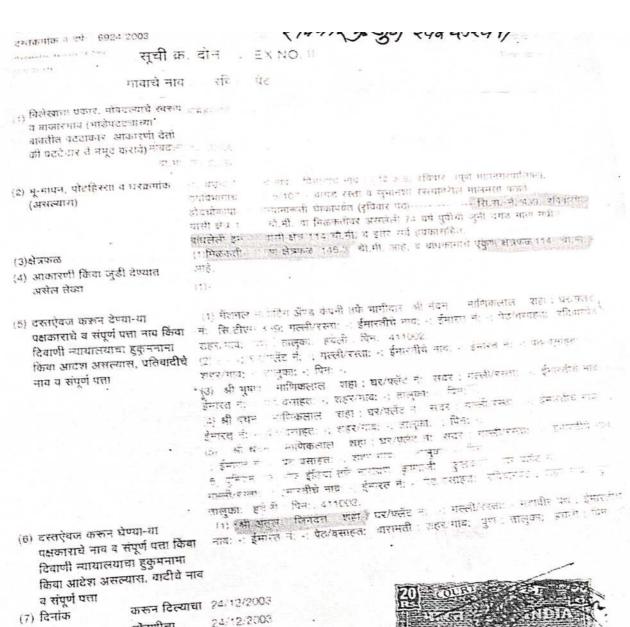
Internal Shop

Approved GOVI. VALUAR

Real Control C

APPROVED VALUAR REG. NO. A11648

Internal Shop

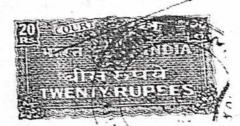


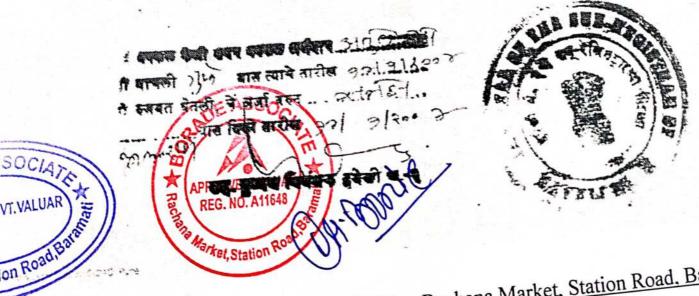
व संपूर्ण पत्ता
(7) दिनांक करून दिल्याचा 24/12/2003
(8) नोदणीचा 24/12/2003
(8) 6024 (2003
(9) अनुक्रमांक, खंड व पृष्ठ ७ 380000

(10) बाजारमावाग्रमाणे मुद्रांक शुल्क र ३६०००००

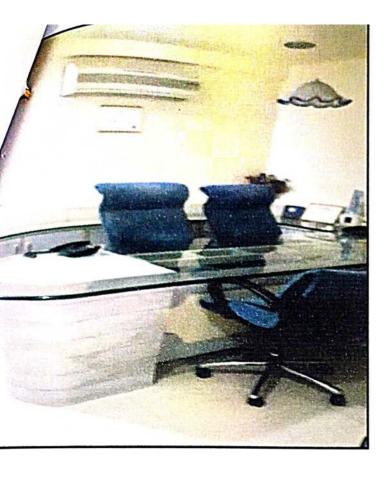
(11) बाजारभावापमाणे नोंटणी

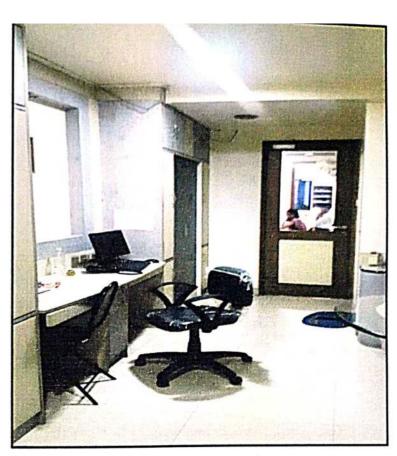
(12) शेरा





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









मालमत्ता पत्रक

र भुमत्पन । १२१८ रोक	मंबर प्लाट मधर क्षत्र थो.भी	एका ने कहार	क २ जिल्हा - पूर्व गाकाला राज्या आव	17 ल कात करन
EX39			राम्भाय भागि काम्या व	र नवस्योग्डे निवन वेर
E-MOSTATA -	[स्यवं यार्ड १७५] गायः चौ. मि. १४६.३	ण नागनाभिने		
वधाधिकार				
काचा मुळ धारक यं	[रामचंद्र दामोदर गोळे - वाटणीपत्र रु. ११२२३ आणे : [नों.ता. २४.७.२० प्रमाणे]	र अण्डे ४]		
पार				7
ार भार				7.
ार शेरे		WAS STATE	A Comment	
नांक	व्यवहार .	উও সমাক	नांधन चारवः (था) पट्टेसर (य) विद्या भार (भा)	साक्षाकंन
२०/१२/१९५१	वाटणीपन रामचंद्र दामोदर गोळे, दामोदर गमचंद्र गोळे व सिताबाई भ. रामचंद्र गोळे यांच्यात र. रु. २५,००८/-	१०८० (२) /२.११.५१	H स्नेहलता भ्र. पांडुरंग समध्द गाँछे	rei - 'Suprit.
	****	in the second		Supar
०५/१०/१९८८	ख.ख.रु. रु. १,२५,०००/- २०.८.८२ स्नेहलताबाई पांडुरंग गोळे याचेपासून S. I.	HVL-II/44₹ -₹ ₹,₹₹2₹	H वि नेशनल मार्फेटिंग कंपनी (ईडिया) या नावाची भागीबारी पामें रार्फे बधन एम. शहा	ક્કો - બિલે-લ-કહળ - લ-લ-વર્ષ
30/88/8993	युनियन बँक व श्री. बचन एम. शहा यांचे दरम्यान दि. २३.१.९३ चे मेमोरंडम अन्त्रये र.ह. ८,००,०००/- च्या बोनापोटी नोंद दाखल (फे.फा.नं. २०७)	S. I.	H युनियन बैक अंध्रह हीं स्थ	ોનાંગ મુખ્યત્વ રામ મુખ્ય
30/02/1998	युनियन बैंक व श्री. वचन एम. शहा यांचे दरम्यान दि. २.१२.९३ चे मेमोरेडम अन्वये र.ह. ४,००,०००/- च्या बोजापोटी नॉद दाखल (फे.फा.नं. २८७)		E युनियन वेंक ऑफ वेंडिया	सर्थे - विकास स्थापना सम्बद्धाः स्वापे
20/02/2008	न. भू. इन. ४३९ क्षेत्र १४६.३ चो भी संपूर्ण मिळवत वि नॅशनल माकेटींग कंपनी (१डीया) या नावाची भागीदारी फर्म तर्फ श्री वचन एम शहा योच्या कडून	र द अ न ६९२४/२७०३ २४.१२.२००३	या श्री. अतुल जिन्दत्त शहा	क्याक स्था स्था-
तपासणी करणारा -	खरी नक्करत -		ग. मृ. अ _य क्तुः हो.	136H
Jeff	ONDE ASSOCIA		## ## ## ## ## ## ## ## ## ## ## ## ##	312117

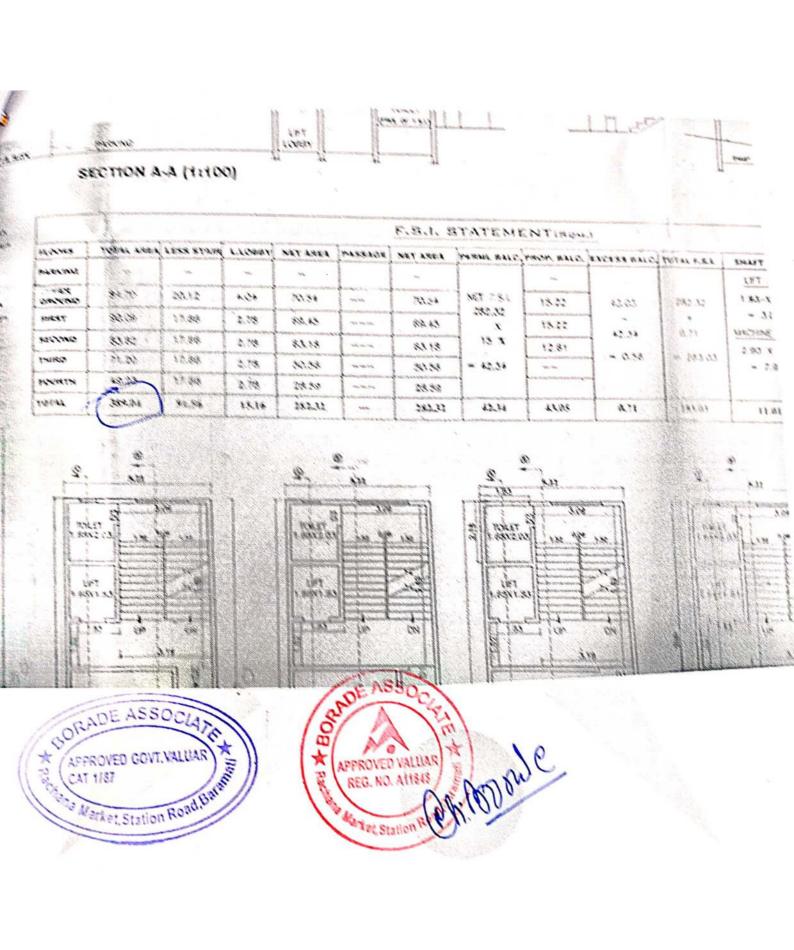
APPROVED GOVT. VALUAR APPROVED GOVT. VALUAR

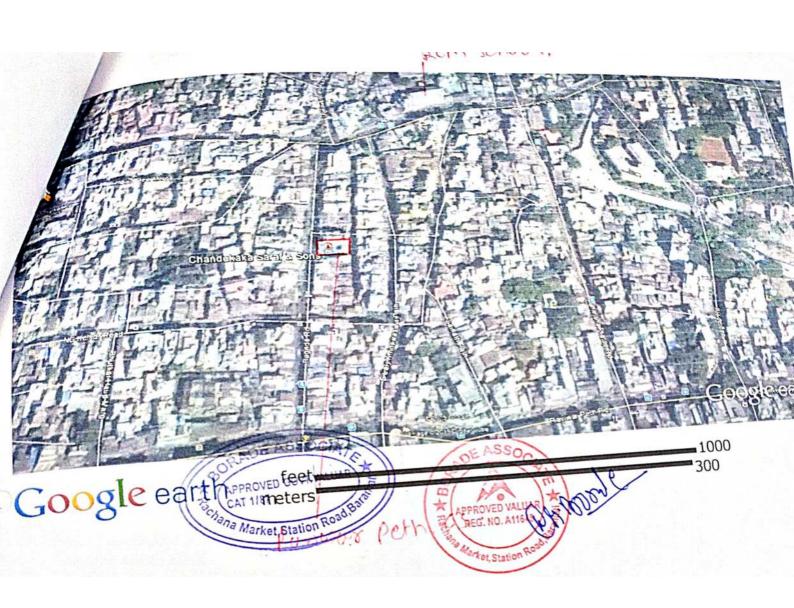
APPROVED VALUAR REG. NO. A1 66 S. Market States Rose

5017 5/21012 61/21/13b 63/21/13

JET-

	The state of the s	
USA OF HUNCK	A DET CHOOS AREA OF PLOT II	
A 553 + 3.72/7 E 17.54 - 95.69 SUM.	4. DEDUCTION FOR	
TOTAL MEA - 95.89 SV.M.	G. RECREATION CROUND AS PER RULE NO. 13.3.1	1
191 X 153 - 3.07 SQ M.	b. INTERNAL ROADS C. TOTAL [a+b]	
49.202 1	d. ADD OPEN SPACE	
	5. NET AREA OF PLOT [3+4] 129.64	
TOTAL DEDUCTION = 12.07 50.M.	6. ADDITION FOR FAR (0.4)	
SET FLOOR AREA - 95.89 - 12.07 - 83.82 SqM	ROAD WIDENING AREA	
DEDUCTION OF LIFT LOGBY & STAFFCASE	7. TOTAL AREA [5+6] 142.28	
- 5. 1.52 X 1.83 = 2.78 SQ.M.	0.510.0000000	
4. 3.19+3.09/2 x 5.69 = 17.86 SQ.M.	8. F.A.R. PERMISSIBLE 2.0	1
FOTAL DEDUCTION = 20.64 SQ.M.	' 9. PERMISSIBLE FLOOR AREA [5+6] 284.56	ri i
MET FLOOR AREL - 83.82 - 20.64 - 63.18 SQM -	To. Calanto record west	Essen
Gno FLOOR AREA - 53 18 Som	The District Color Mot assessment of the party of the par	-
The state of the s	12. EXCESS BALCONY AREA TAKEN IN F.S.I. O.71	1
AREA OF BLOCK	13. TOTAL B/UP AERA [10+11+12] 283.03	
A 5.43 - 5.22/2 X 15.55 = 83.27 SQ.M.	14. FAR CONSUMED 13/7 0.98	1
TOTAL AREA = 83.27 SQ.M.	B BALCONY AREA STATEMENT	-1
<u>DEDUCTION OF</u>	a) PERMISSIBLE DALCONY AREA AS PER	
1. 1.5. 2.158 3.07 SQ.M.	PER FLOCR h) PROPOSED BALCONY AREA STATEMENT	
2. 3 m s 3.00 = 9.00 SQ.M.	PER FLOOR.	_
TOTAL DEDUCTION = 12.07 SQ.M.	c) EXCESS BALCONY AREA (TOTAL)	-
Hit 72 x8 7527 97.29 - 12.07 = 71.20 SqM	TENEMENT STATEMENT	
	of NET AREA OF PLOT 142.28	1 1
EFFECTION IN AT SCHOOL STAPCASE 2.78 SQ.M.	b) less deduction of non resi- dential area (shop etc.)	
4 2 3 23/2 x 5.69 = 17.86 SQ.M.	c) AREA OF TENEMENT (a-b)	74
- 20.64 SQ.M.	d) TENEMENT PERMISSIBLE 180 T/H	_
NST FEET - 15.20 - 20.64 - 50.56 SQM	el TENEMENT PROPOSED. 2	
3rd FLOOR AREA = 50 56 Sqm	D PARKING STATEMENT	
	d PARKING REQUIRED CAR SCOOTER	CYCLE
SEA OF SWITCH SEA OF SWITCH	BY RULE 3 4	4
A 538 - 2.32 2.535 = 52.30 50 M.	b) PARKING PROPOSED 3 4	14
SEE NEW - 52,30 90.M	c] CARAGE PERMISSIBLE	-
= 107 SQM	di GARAGE PROPOSED	_
	E LEGENDS	: :
EN 107 50X		
	BY PLOT BOUNDRY SHOWN BLACK OF PROPOSED WORK SHOWN RED BY PROPOSED WORK SHOWN DOTTED RED BY WATER LINE SHOWN DOTTED BLACK OF WATER LINE SHOWN DOTTED BLACK OF WATER LINE SHOWN DOTTED BLACK OF WATER LINE SHOWN DOTTED BLACK	
	PECPEATIONAL CROWN SHOWN YELLOW	
- 2334	A RUSTING STRUCTURE SHOWN BLUE	
THE THE	PROFORMA - II	
A SUBSIGNATION OF THE SUBSISTANCE OF TH	表示: A a a a a a a a a a a a a a a a a a a	every fr
DE ASSOCIATA	CENTIFICATE OF AREA	CK-LAGE-T
THE CONTINUE OF THE PARTY OF TH	APPROVED VALUAR	
P CATAIRT	REG. NO. A11648	Barama
Start Ivan Dettetred Rora	de 1st Floor, Rachana Warker, Station Road,	Daran
Water Datakay Dord	arket, Station Ro	





P/2/11/00415000

्वराज्या एका स्वास्त्र कार्यास्त्र विश्वर कार्यास्त्र (१९८०) विश्वर अधिनियन १९४९ च अनुमूत्री ८, नियम ३२, ४०) 2830

मानील प्रवर्ताची दि.: 24-05-2014 व व विकास 82352

A 1757 7 50 0

्राणी भिटन क्र. SC015565 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

old	निवासी	विगर निवासी	माफ वस्त्रक	एकून
महिल मार्	20000	69700	0 0	89700
270		्याच्या व्यक्तवा	fill used sometime	Temple land
		40.75	18276	18277
		-	0	0
		20.5	9194	9195
		1.5	673	673
		1	449	448
	1	5.75	2579	2579
	ς Ι	9.5	4261	4261
20		10	4485	4485
3 3 37		0	0	0
- Providen	······································	1.75	785	785
		6	600	600
	w)	12	4182	4182
		3	1046	1045
and the same	77	0	0	0
Sec. A Company	Tyer 1957 AND MEN		(৭) দুকুল 46530	46530
	one street at b		(२) चालू वर्षाची मागणी (A+B)	93060
	क्रिक्टो साहे क्रांना महि वर्षीय		(३) तौर ऊर्जा / गांडूळ खत मिळणारी सवलत	0
	शानकारी चंद्राच केलब प्रधान है	अपर्यंत) परण्यापा तो जयानसार	(४) जादा जमा	0
	ંજી આવે. અનુન હવા વિસ્તાલ ભારતભા <u>ર</u> અનુન હવા વિસ્તાલ	तपर यक्ताक साह, समा इस परचे.	(५) एकूण चालू वर्षाची निव्वळ मागणी	93060
for a series of the series	की अस्ति अधन्याच दे	श्रुद्धन्तिम् रासुद्धं निम्त्रीता	(६) दि. ३१.५.१५ पर्यंत सवलतीने रक्कम	91232
	प्राप्तानिक प्राप्तानिक स्थापनिक स्थापनिक स्थापनिक स्थापनिक स्थापनिक स्थापनिक स्थापनिक स्थापनिक स्थापनिक स्थाप		(७) दि. ३१.३.१५ पर्यंत शास्तीसह एक्ण थकबाकी	, 0
The state of the state of	ता पहल कार्याको स्थाप मार्थी दर्द स्थापना कार्याको स्थापना होतिय / स्थ	्रिक्तानीय नाम व्यक्त प्रस्ता पुरस्त	(८) पृक्का भागभी राज्य (सदस्तीने संसवयाती)	91232
rando el mortoctual. A enconistrado guando		तरात्स आहे. बन्दम् १ सुर्ग	(९) दि. ९६.७५ मेरा साइदाती पत्न (साल्सीकवितित)	93060
The state of the s	त्र वेहंड , त्रदेश हिताय कामारी तमेदारी १०१२ प्रान्त सम्बद्ध	de Astalon De come de la constante	ত্তিব নামার্কার বাহিত সাক্ষর আরামার্কার করে সাহার্কার বিশ্ব নামার্কার বাহিত সাক্ষর আরামার্কার করে সাহার্কার	MA
द्राप्त । स्ट्राप्त चारताचा शासक्य स्टब्स् र स्ट्राप्त स्ट्राप्त स्ट्राप्त स्ट्राप्त स्ट्राप्त	रवारिका स्थापिक २ ६०४ रे स्ट्रह ें १	भुताहरू अभिन्तपृथः संभर सम्बो	मानास्वातिकः अविकार अवश्य च ठाउँ छ। तरकार क्षित्र पर (१) तुकार नेवानकार जन्म कर्मा काम प्रकार तका व्यवसानि प्रीति व्य	CORNEL TOTAL
	रावीकर प्रभावत शहस सम्मा स्वी । स्वातात्रः सामितः दिवसी असी असी अ स्वाताः संस्कृति ॥ स्वाताय स्वीतः	descentant a viva i sissi i eksperi	भोतराज नेपूजारता पात्रण गाउनाचा । प्रमुख भागा । तथा प्रसुखा रहे जान्यो एक ने	संग्रह – राज्यत्व सर्वे अस्त्राची ६ स्ट्रांटिन
् । वर्षा वर्षा सम्बद्धाः दश्च	हे तील हा ने एक्स पूर्वी मह	य कार्यक्षिय जिल्ल	प्रदेश विकास है। जन्म नेहासी सही गाँकी सम्बद्ध में प्रत्यकार स्थानकार महिल्ली	SOLD SELECTION



ान्स दर्शोनेदेशा QR कोड या सम्भागम् निम्हास मार संगार ज्याह



http://propertyax.punecorporanom.org Chamber ayment in the Commesce...

2	ייייייייייייייייייייייייייייייייייייייי		
Con Contraction	DYKTYTIGO 1		
O'TO' COO	מחשתוחשת	,	
	0010	-	

Date: 23/05/2015

HDFC	Bank
	Transaction by
טטטפראַטטוררוביוקן	Property AC number
23 05 2015	Transaction Date
	Pune Municipal Corporation

Online Print

(www.punecorporation.org) (propertytax.punecorporation.org)

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

देयक क.: 2830

'A' फॉर्म क्र. : 0

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

पाणी मिटर क्र.: SCO15565

क्षेत्रिय कार्यालय

Kasba Peth

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

मिळकतीचा पता : HNO 439 RAVIWAR PETH PUNE 411002

P/2/11/00415000

	निवासी	विगर निवासी	माफ 💛	वस्तळ	An Property
वार्षिक 🖚	20000	69700	0	0	एक्ट्रण
		करावी टवकेवारी	पहिली सहामा	(A) (B)	डुसरी सहामाही(B)₹
सर्वसाधारण कर		40.75		18276	18277
पाणीपट्टी		(2-04) P. (4)		0	· Direction and a contraction and a contraction of the contraction of
सफाईकर		20.5		9194	9195
अग्निशामक कर		1.5		673	9193 673
वृक्ष संवर्धन कर		1		449	448
जललाभ कर		5.75		2579	2579
जल नि:सारण लाभ	कर	9.5		4261	4261
पथकर		10		4485	4485
विशेष सफाई कर		0		0	0
मनपा शिक्षण उपकर		1.75		785	785
शिक्षण कर (निवासी)		6		600	600
शिक्षण कर (बिगर नि	वासी)	12		4182	4182
रोजगार हमी कर		3 108		1046	1045
मोठ्या निवासी जागेव	रील	0		0	0
ऑन लाईन पेमेंट	ਸ਼ਕਿਬਾ www.nu	necorporation.org ਕ	(१) एकूण	46530	46530
	SECURITION OF THE PARTY OF THE	त्या वेबसाईटवर उपलब्ध आहे.	(२) चालू वर्षाची मागणी (A+B)	93060
 या मिळकतीवर मागील आर्थिक वर्षा	ची धकबाकी आहे त्यांना मा	१ एप्रिल २०१५ पासून संपूर्ण धकवाकी	(३) सौर कर्जा / गांडूळ ख	ात मिळणारी सवलत	0
क्रमेवर २% शास्ती (मिळकतदार र सल्याचे चालू राहील. सदर देवक हे	रंपूर्ण धकबाकी वशास्तीसह	रक्रम देईपर्यंत) भरण्यास तो जबाबदार	(४) जादा जमा		0
कबाकीदारांनी / मिळकत धारकांनी	मंकेत म्बळावर उपलब्ध असर	लेली रक्कम भरण	(५) एकूण चालू वर्षाची नि	वळ मागणी	93060
यापूर्वी मिळकतकराची थर थकबाकी रद्द समजावी व भर	कबाकी भरती असल्य क्षेत्रम रक्ष्मेची पावनी र	गस देयकामध्ये नमृद केलेली - माटर करावी	(६) दि. ३१.५.१५ पर्यंतः	सवलतीने रक्कम	91232
करक कार्रिक कर्याचे दिस्य पाटर को उद्यापन	क्रिमान समूट सक्रमाकी रक्कम	भरली असल्यास मिळकत कर बक्रवाकीदाराने	(७) दि. ३१.३.१५ पर्यंत शार	तीसह एकूण थकवाकी	0
propertyta Counecorporation org भी स दिलानुसार मिळकतकराची रक्कभ नभी	केतस्यळावस्य अथवा नवळच्या ६	विषय / संपर्क कार्यालयामून बील नपासून दुरुस्त	(८)एकूण मागणी रक्षम (स	वलतीने भरावयाची)	91232
मळकतकर देवकमधील प्रथम सर	तमही ३० जन २०१५ पूर्वी भ	राणे बंधनकारक आहे. अन्यया १ जुलै े जन्मार्च नेम रक्कम ३१ विसेंबर २०१५	(९) दि. १.६.१५ नंतर भरावयाची	रक्रम (सवलतीव्यतिरिक्त)	93060
र्वी भरणे बंधनकारक आहे. अन्य राची नोंद ध्यावी. पञ्चकत कर मुस्तीतन परस्थात महाराष्ट्र हावदेतीर कारवाईस पात्र राहित काची नों	ग १ जानेवारी २०१६ पासून पद्मानगरपालिका अधिनियम १९४ ह प्याची. ते. मिळकतीच्या यापरात बदल म	सहामाही देव रक्कम ३१ डिसेंबर २०१५ दरमहा २% शास्त्री आकारती आईल १ चे अनुसूच सकत्य ८ नियम ४१ व ४२ अन्त्रये तता आहे. अशा मिळकतदारांनी ne Solf Assessment या सॉकचा वापर	टिप: महाराष्ट्र शासन राजपत्र क. १४-२७ एप्रिल न महानगरपालिका अधिनियम प्रकरण ८ नियम ४१ (१) तुर दिनांकापर्यंत कराधी रक्षम शेवटच्या दिनांकानंतर प्रत्ये स्वाच्या भागासाठी अशा करा	असाधारण भाग चार - १०१० व महाराष्ट्र १९४९ चे अनुसुवि तार मिळकतदाराने ज्या भरावयाची होती, त्या क महिन्यासाठी किंवा	(सूडाश गपारी) उप - आयुक्त

(QR कोड

मिळकत कर देयकामधील संपूर्ण रक्कम दिनांक ३१ मे २०१५ पूर्वी भरा व चालू आर्थिक वर्षाच्या

करन कर आकारणी स्वतः कर गकर्तास, अथवा मनपाच्या मिळकतकर विभागाकडे अर्ज करावा.

विलातील सर्वसाधारण करामध्ये ५ ते १०% सवसत मिळवा.

nacorporation.org या संकेत स्थळावरील होय पेत्र - Online Solf Assessment या सीकवा वाप

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

तकार निवारण दूरध्वनी क्रमांक :- ०२०-२५५०१९५९

मुदतीत मिळकत कर भरा, दरमहा २% शास्ती टाळा !

स्याच्या भागासाठी अशा कराच्या २% शास्त्री इतकी रकम शास्त्री म्हणून भरण्यास तो जवाबदार असेल आणि बिलाची पूर्ण राक्षम देईपर्यंत अशी शास्त्री भरण्यास तो जवाबदार असण्याचे चालू शहिल.

Barcode :-



(सुहास मापारी) उप - आयुक्त कर आकारणी व करसंकलन या न सन्या, क्रयसध्ये ७ ते १० त्वक स

Data: 23/05/2015

propertytax@punecorporation.drg



Pune Municipal Corporation

	81232	Amount
	-banking	Payment Mode
Bank		Bank ref. Number/Chq. number
Transaction by BILLDESKUNLINE	NI DIRATADRA 19A	Citalian Indiliber
Property Ac number	150523-6800-1430	Thellen Number
En/11/00/18000		
Transaction Date 23092015		
DAYMENT RECEIPT	PROPERTY TAX PAYMEN	

Online Print

NOTE: Computer generated receipt does not require signature.

Amount

Energy Bill

My Account

Change Password

Update Profile

Consumption Calculator

Energy Bill Calculator

Billing Unit	4608:RASTA PETH SUB-DN.	Bill For:	MAY-16	Bill Date:	17-MAY-	16
Consumer No:	160250435344	Old Consumer		Bill Period:	10-APR-16 to 1	0-MAY-16
Name:	SHRI SHAH ATUL JI	HOUTY		Due Date:	31-MY-16	Rs. Ps.
Address;	CHANDUKAKA SAR 439 RAVIWAR PET			If Paid by this Date:	26-MAY-16	149,240.0
	PUNE 411001	Section 2015		II Paid After this Date:	31-MAY-16	153,500.0

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

p	C/MII/Route Sequence	0/ 10-5002-0090	Yarilt	71	Category	LT II Conve 3PH >50 KW
	DTC:	4608070	Conn.		Duty	06
	Pole No:	000000	Sanct. Load	1877/50	Supply	06-Feb-06

400000000000000000000000000000000000000			4-15-100-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-		الماليك
Meter No.	Current	Previous	MF Unit	Adj. To	tal
	Reading	Reading		11.00 11.00 ()	See A
MSE28580	775661	767749	1 7912	0 7	912
00	0	0	0 0	0	0

Security Deposit

Arrears: 0.00 Held: 102,850.00 Demanded: 0.00

Bill for 1 Month(s)

Receipts considered up-to 12-MAY-16 Meter status: NORMAL

Meter status: NORMAL Revised Tariff applicable wel 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/

and the second s	Rs. Ps.	
fued Charges	7,700.00	
Energy Charges	102,935.12	
Electricity Duty	26,079.21	
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	
Capactor Penalty	0.00	
Other Charges	2,410.80	
Total	150,981.28	
Net Arrears	1.80	
Adjustments	-505.60	
Interest Arrears	0.00	
Total Arrears	-\$03.80	
Net Bil Amount	150,477.45	
Rounded Bill	150,480.00	
Last Receipt Date	27-APR-10	
Last Receipt Amount	61,450.0	

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 4608 Consumer 160250435344 PC: 0 Tarliff: 71	For the Chelinest	N EDES	Rs.
Unit: 4608 No: 160250435344 PC: 0 Tariff: 71	Due Date:	31-MAY-16	150,480
Instructions for Cheque payment:	If Paid by this Date:	26-MAY-16	149,240
Cheque should be a/c payee only.	If Paid After this Date:	31-NAY-16	153,500
Cheque should be payable in name of "MSEOCL", and kissed by local bank. Phase attach bill with the Cheque and do not staple them. Post dated cheque will be not accepted.			

				11	eque in a	*****
150,4	31-HAY-16	Due Date:	160250435344 PC: 0 Tariff: 71	No:	4608	Unit
149,	26-HAY-16	If Paid by this Date:		Did and Care Dule		31
153,	31-MAY-16	Il Pald Alter this Date:				

© 2016, Maharashtra State Electricity Distribution Company Limited.

मालमत्ता पत्रक तातुका/न.भू.मा.का. -- न.भू. अ. क्र. - २ धारणाधिकार रविवारपेठ तपशील आणि त्याच्या फेर तपासणीची नियत वेळ) चौ.मी. गावसण सारामाफिने [स्कर्न, यार्ड १७५] ची. मि. १४६.३ BANGINI [रागचंद्र दामोदर गोळे - पाटणीपत्र रु. ११२२२ आणे ६ आणे ४] हिक्सावी पूज्य शास्क [नॉ.ता. २४.७.२० प्रमाणे] क्षेत्र हार भार इतर शरे खंड क्रमांक नविन यारक (धा) व्यवहार साक्षाकंन दिनांपा पट्टेदार (प) किंवा भार (भा) युनियन बँका व श्ली. वचन एम. शहा यांचे दरम्यान दि. SI ₹299\99\0€ सही-२३.१.९३ चे मेमोरंडम अन्वये र.रु. ८,००,०००/- 🚾 युनियन बैंक ऑफ इंडिया बोनागोटी नोंद दाखल (फे.फा.नं. २०७) जि.नि. भू. स.तथा न. भू. स. २पुणे युनियन बँक व श्री. वचन एम. शहा 30/06/8998 राही -२.१२.९३ चे मेमोरंडम अन्वये र.रु. युनियन बँक ऑफ इंडिया बोजापोटी नोंद दाखल (फे.फा.नं. २ जि.नि.भू.अ.तथा न.भू.अ.२पुणे फेरफार क. ३८० प्रमाणे सही-न.पू.क्र.४३९ क्षेत्र १४६.३ चौ भी स .ळकत दि 3005/50/61 रुद अ-नॅशनल मार्केटींग फंपनी (इंडीया) व पी मागीपारी / 150 JAS63 श्री. अतुल जिनदत्त राहा फर्म तर्फे श्री वचन एम शहा यांच्या ₹8.42. 103 न.भू.अ.क. २पुणे न. भू. अ. क्र. - २ सणी करणारा -खरी नवम्मल -

पुणे ,महानगरपालिका

शिवाजीनगर, पुणे ४११००५.

PROPERTY OF PROPER

बांधकाम नियंत्रण कार्यालय

कमांक : BCO 198181948

0003507 दिनांक : ८७/३/०६

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

भोगवटा पत्र पुण

श्री । श्रीमती अंग्रित जे. अहा (PAH) (10. स्वी एम. जो. चीएरी) राहणार २००९ दिमी विहार, मांगरकर राड पूर्व ४

आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलमे २५३ / २५४ व एम्. आर. टी. पी. ॲक्ट कलमे ४५/६९ प्रमाणे पुणे, पठ प्रांत पर्वा परवा अलि आहे. सदरील संमती पत्र / कमेन्समेंट सर्टिफिकेट क्रमांक विषय संमती पत्र / कमेन्समेंट सर्टिफिकेट क्रमांक संमती संमती संमती संमती काम पुरे झाल्याबहल व सदर नवीन बांधलेल्या इमारतीची जागा उपयोगात आणावयास संमती मिळण्याबावत दिनांक के १६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या अटींवर पुढील वर्णनाचा इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.

अपयोगात आणावयाच्या प्रांधकामाचे वर्णन माने न्यायात्री भाग -अ अपय आर्गेड प्रेटीखर : एक खाळम (र्याया भाग्रा) के) पिटिंश मणिता :- पि. सांपिंश क, ७ © डे) व्याया मणिता :- निपारी ाजा के छे पि नीथा मणिता :- निपारी जाठा के छे पार्ट

(9) सर्व मार्जिनल अधरात व टेरेसवरील शेंड, पार्टिशन वॉल करून

(२) अगर ग्रील लावून पोर्किंग बंदिस्त करणे इ.) केल्यास, कोणतीही

(३) येतील व त्याप्रित्यर्थ येणारा संपूर्ण सर्वे फ्लंटघारक / मालक रांचेकडून वसूल करण्यात येईल'.

सहायक अभियंता, वांधकाम नियंत्रण क्र. युग्पुण महानग्रपालिका.

मालमत्ता पत्रक

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

क्षत्र धारणानिकार चौ.मी.

जिल्हा -- पणे

शासनाला दिलल्या आकारणाचा क्रिया भाड्याचा तपश्रील आणि त्याच्या फेर तपासणीची निवत येळ)

[२२६ चो.चार] १८९.० चौ.मी. एकशे एकोणनवंद पॉइंट शून्य चौ.मी.

गावठाण सारा मार्ग्हाने

[एम्.इझिकल भालेकर - मालकी]



	व्यवहार	खंड क्रमांक	नविन घारक (था) पट्टेदार (प) किंवा भार (भा)	साक्षाकंन
/१९४६	अर्ज ता.२६-२-४६ एम. एझिकल सन१९४३ साली मयत डिस्ट्रिक जज्ज ठाणे कडील ता.२४-१०-४५ चे लेटर्स ऑफ अडीमनी स्ट्रेशन वरून नावे दाखल.	S.1.	H १) मिसेस एलिझायेथ गोनाशो भोनकर २) युक जोसेंग्र भोनकर	मही - धायलदार
१६/०४/१९४७	खरेदी रू.१३५००/१७-९-४७ मिसेस एलिझाबेथ आणि ब्रुक जोसेफ कडून	S.R.II सप्टेंबर १३९८	H डॉ.आत्माराम महिपाल पतकी	सही - मामलेदार सही - ०८/१२/१९६८
२९/०६/१	१९५८ अंमलबजावणी कायद्यानुसार व भा स. स्या ना कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले.	5.R.II ८०८ ७१ २७- <i>७</i> -७१	H डॉ.सुभाष आत्माराम पतर्का	विकिति मू.अ पूर्वे अ. (द) पूर्वेतिश सब्दे - १५/०७/६९ ७४ म.अ.क. स्पूर्वे ्रिक्ट
सयव सर्व वारसाचा नाव	सुभाप आत्माराम पत्की दि. २३.९.२००१ रोजा गय सवव सर्व वारसांची नांवे दाखल केली असत	त श्रीमनी सदुनिह	१.अतुल जिनदर्भ राज	त्रम्य क्रास्त्र स्टब्स् चे स्पार के स्टब्स् चे स्पार के स्टब्स् स्टब्स् स्टब्स् स्टब्स् स्टब्स्
	सुलेखा सुभाप पत्की याचेकहून सुभाप पत्की याचेकहून	45,00/20 Fet 2/9/20) Nov	8-5 dela10.

खरी नक्कल -

पुणे महानगरपालिका

कुटील पत्रव्यवहारात खालील क्रमांक व दिनांक यांचा उल्लेख करावा) क्रियदेशीर मालकी हक्कांचे संदर्भ लक्षात न घेता अर्जदारास हे संमतीपत्र देण्यात येत आहे.)

बांधकाम चालू करण्याकरिता दाखला

(कमेन्समेन्ट सर्टिफिकेट)

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

प्रकरण क्रांक : RVW/0037/04 / REVISED 1

बांधकाम नियंत्रण कार्यालय

proposal Type : Mixed

पुणे महानगरपालिका शिवाजीनगर, पुणे - ५.

CC/4419/05

दिनांक:

20/3/2006

बी/बीनती ATUL J SHAH

द्दारा ला. स.

यांत

AT MILIND BHIMRAO CHAUDHRI

रहणार्यणे, पेठ 301 laxmi vihar bhandarkar rd

घरांक सर्व्हें नं. -

नहाराष्ट्र नगर रचना अधिनियन, सन १९६६ ची कलने ४४/४५/५८/६९ वनु वई प्रांतिक नहानगरपालिका अधिनियन, सन

१९४९ ची कला २५३/२५४ प्रनाणे पुणे नहानगरपालिक च्या सीने तील

पेउ RAVIWAR

घरांक सर्व्ह नं.CTS No: 439

PETH

प्लॉट क्र. -

प्रयमल प्लॉट क्र. नर्धाल बांधकान करण्यासाठी नहानगरपालिकेला तुम्ही नोटीस दिली. ती दिनांक : 18/2/2006 या दिवशी पेहचली

त्यावरून कांग करण्यास खाली लिहिलेल्या सूचना व सर्व अटीवर संगतीमत्र देण्यात येत आहे.

गी 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.

तच्या नवीन / दुरुस्त नकाशात दाखविल्याप्रमाणे काम केले पाहिजे. यापर्यंत काम आल्यावर सेट-बँक, मार्जिनल ओपन स्पेसिस इ. बाबी बाधकाम नियत्रण कार्यलयाकडून तपासून घ्याव्यात. त्याशिवाय जोत्यावरील काम सुरु कर नये सहायक अभियंता (भूमिप्रापण) यांच्या कार्यालयामार्फत रसत्याची प्रमाणरेषा जागेवर आखून घेणार व मगच बांधकाम सुरु करणार या अटीवरच हे संमर्तापत्र देण्यात

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

मारतीचे भोगवटापत्र देताना रस्त्यावरील व आतील बाजूस ट्राकण्यात आलेले इमारतीचे अविशिष्ट सामान व राडारोडा उचलून जागा साफ केल्याशिवाय अर्जाचा विचार काम सुरु करण्यापुर्वी मा. नगर उपअभियंता (जलोत्सारण) व (पाणीपुरवठा) यांच्याकडे नकाशे दाखल करुन संबंधित कामाकरिता पुर्वमान्यात घेतल्याखेरीज जागेवर

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

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

. जे बांधकाम नकाशात पाडणार म्हणून दर्शविले आहे. ते प्रथम पाडून मग् नवीन कामास सुरुवात करणार. मालकी हक्काबाबत व इतर कोणत्याही हक्काबाबत व हदीबाबत वाद निर्माण झाल्यास त्यास अर्जदार जबाबदार राहणार. 3. कामगारांच्या सोयीसाठी जागेवर किमान एक संडास व एक मुतारी तात्पुरत्या स्वरुपाची बांधली पाहिजे. जुने संडास व मोरी असल्यास याप्रमाणे संडास, मुतारी बांधण्याच

४. भोगवटापत्र मागण्यापूर्वी मनपाचे कर भरल्याचे दाखला सादर करणार.

वरील संमतीपत्राप्रमाणे काम करताना नगररचना अधिनियम अगर त्यास अनुसरुन केलेले नियम व पोटनियम यांचा भंग होता कामा नये. वरील संमतीपत्रविषयी काही शंका येत असेल तर कामास आरंभ करण्यापूर्वी महानगरपालिकेकडे तसे कळवून स्पष्टीकरण करुन ध्यावे.

सहाय्यक अभियम (बांधकाम नियंत्रण) पुणे महानगरपालिका.

बांधकाम नियंत्रण कार्यालय,

व्यवस्थात खालाल इसक व केराक एक इस्तेव करावा । मालकी हक्कांने संतर्भ लक्षात न घेता अर्जदारास हे संमतीपत्र देण्यात येत आहे. ARIOT BOOKERING Control of the state of the sta वांधकाम चालू करण्याकरिता दाखला of the Michael (कमेन्समेन्ट सर्टिफिकेट) ्राह्म बांधकामाचे संमतीन्त्र महाराष्ट्र नगर रचना अधिनियम, सन १९६६ ची कलमे ४४/४५/५८/६१ यांतील आणि पूंचर अधिनियम, सन १९४९ ची कलमे (सेक्शन्स २५३ व २५४ यांतील तस्तुर्दीप्रमाणे खालील अटीवर देण्यात येत आहे. S. energia est जल इनांक RVW/0037/04 / REVISED 1 बांधकाम नियंत्रण कार्यालय proposal Type : Mixed पुणे महानगरपालिका शिवाजीनगर, पुणे - ५. CC/4419/05 ALAMAT ATUL J SHAH दिनांक : 20/3/2006 टदारा ला. स AT MILIND BHIMRAO CHAUDHRI खुणाखुणे, पेठ 301 laxmi vihar bhandarkar rd यांत नहारद्र नगर स्थमा अविनिधन, सन १९६६ सी कसने ४४/४५/५८/६९ व नु कई प्रां तिक नहानगरवासिका अधिनियन, सन १९४९ ची कलमें २५३/२५४ प्रमाणे पु णे गहमगरपालिक च्या सीन तील घरांक सर्व्ह नं CTS No: 439 PETH भयनल प्लॉट क्र. प्लीट क. -नधील बांधकान करण्यासाठी नहानगरपालिकेला तुम्ही नोटील दिली. वी दिनांक : 18/2/2006 या दिवशी पेह्नचली त्यादकन काण करण्यास खाली लिहिलेल्या सूचना व सर्व अटीवर संगतीमत्र देण्यात येत आहे. में सुधारित विकास योजना आराखडा महाराष्ट्र सरकारने दि. ५/१/१९८७ या दिवशी मान्य केला आहे. त्यास अनुसरुन नवीन कामास काही उपसर्ग पोहोचत ल्यास अथवा हानी होत असल्यास त्याप्रीत्यर्थ कोणत्याही प्रकारची भरपाई मागणार नाही व ती देण्याची जबाबदारी महानगरपालिकेवर नाही. तच्या नवीन / दुरुस्त नकाशात दाखिवल्याप्रमाणे काम केले पाहिजे. बापर्यंत काम आल्यावर सेट-बँक, मार्जिनल ओपन स्पेसिस इ. बाबी बांधकाम नियत्रंण कार्यलयाकडून तपासून घ्याव्यात. त्याशिवाय जोत्यावरील काम मुरु कर

सहायक अभियंता (भूमिषापण) यांच्या कार्यालयामार्फत रसत्याची प्रमाणरेषा जागेवर आखून घेणार व मगच बांधकाम सुरू करणार या अटीवरच हे संमतीक्य टेक

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

। प्लॉट्सवर नवीन इमारत बांधण्यात आली आहे त्या इमारतीचे भोगवटापत्र मागण्यापुर्वी प्रत्येक मालकाने इमारतीसमोर कांपाउंड वॉलच्या आत व बाहेर किमान तून तो व्यवस्थित वाहविण्याच्या **दृष्टीने योग्य ती व्यवस्था व खबरदारी घ्यावी.** त्याशिवाय ऑक्युपन्सी सर्टिफिकेट (भोगवटा पत्र) मिळणार नाही. रस्त्यावरील झाडांना र ते सरंक्षण कुंपण अर्जदाराने करावयाचे आहे.

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

ाम सुरु करण्यापुर्वी मा. नगर उपअभियंता (जलोत्सारण) व (पाणीपुरवटा) यांच्याकडे नकाशे दाखल करून संबंधित कामाकरिता पुर्वमान्यात घेतल्याखेरीज उ ोणतही काम सुरु कर नये.

वीन बांधकाम सुरु करताना संबंधित जागेमध्ये झाडे असल्यास ती ट्री ॲथॉरिटीची पुर्वपरवानगी घेतल्याशिवाय तोहू नयेत; अन्यथा कायदेशीर करावाई करण्यात येते. ाची नोंद घ्यावी.

ग्रांभकाम नियंत्रण खात्याने जरी सेप्टीक टॅन्कसाठी परवानगी दिली असली तरी ड्रेनेजविषयी मा. नगरउपअभियंता (जलोत्सारण विभाग) यांच्याकडे नकाशे दाखल व ऱ्याची मंज़्री घेतल्याखेरीज सेप्टीक टॅन्क अगर ड्रेनेजसंबंधी बांधकाम सुरु करु नये व ऑक्श्रुपन्सी सर्टिफिकेट मागण्यापूर्वी ड्रेनेज कामाचा पूर्णत्वाचा दाखला हजर क यावा.

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

मालकी हक्काबाबत व इतर कोणत्याही हक्काबाबत व हदीबाबत वाट निर्माण झाल्यास त्यास अर्जदार जवाबदार राहणार.

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

भोगवटापत्र मागण्यापूर्वी मनपाचे कर भरल्याचे दाखला सादर करणार.

and May

वरील संमतीपत्राप्रमाणे काम करताना नगररचना अधिनियम अगर त्यास अनुसहन केलेले नियम व पोटनियम यांचा भंग होता कामा नये. वरील संमतीपत्रविषयी काही शंका येत असेल तर कामास आरंभ करण्यापूर्वी महामगरपालिकेकडे तसे कळवून स्पष्टीकरण करन घ्यावे.

> सहाव्यक अभिवृक्षा (बायकाम विवेत्रण) पूर्व महर्कतम्पादिकाः

पत्रव्यवहारात खालाल क्रमांक व दिनांक याचा उल्लेख करावा.) विष्या कायदेशीर मालकी हक्कांचे संदर्भ लक्षात न घेता अर्जदारास हे संगतीपत्र देण्यात येत आहे.) बांधकाम चालू करण्याकरिता दाखला (कमेन्समेन्ट सर्टिफिकेट)

त आणि बांधकामाचे संमतीपत्र महाराष्ट्र नगर रचना अधिनियम, सन १९६६ ची कलमे ४४/४५/५८/६९ गांतील आणि मुंबई प्रांतित विनयम, सन १९४९ ची कलमे (सेक्शन्स २५३ व २५४ यांतील तरतुर्दीप्रमाणे खालील अटींवर देण्यात येत आहे.

बांधकाम नियंत्रण कार्यालय

VI0037104 ised

पुणे महानगरपालिका शिवाजीनगर, पूर्ण - ५.

क्रमाक: CC/2184/04

दिनाक: 14/09/2004

ah Atul J

हारा ला . स . श्री. Choudhari M.B.

यास

301 Laxmi Vihar Bhandarkar Road Pune 4

वराफ सर्के न.

महाराष्ट्र नगर रचना अधिनियम, सन १९६६ ची कलमे ४४ /४५ /५८/६९ व मुंबई प्रांतिक महानगरपातिका अविनियम, तमे २५३/२५४ प्रमाणे पुणे महानगरपालिकेच्या सीमेतीत

पेठ Raviwar Peth

पराफ सर्व्हे न. ४३९१-

मधील बांधकाम करण्यासाठी महानगरपातिकेला तुम्हो नोटीस दिली, ती दिनांक : 17/03/2004

हुचती.त्याप रून काम करण्यास खाती तिहितेल्या सुचना प सर्व अटीवर तुम्हास संमतीयत देण्यात येत आहे.

क्रांत्र योजना आराखंडा महाराष्ट्र तरकारने दि. ५/१/१९८७ या दिवशी मान्य् केला आहे. त्याम् अनुसरून नवीन कामास काही उपसर्ग पोहोचत ्रनी, होत असल्यास त्याजीत्यर्थ कोणत्याहो जवजरची भरपाई नागजार नाही व ती देण्याची जबाबदारी महानगरपातिकेवरनाही.

आज्यावर रोट-बॅळ, मार्जिनल ओपन स्पेसिस ह्<u>यांबी बांधकान नियंत्रण कार्यालयाकडू</u>न तपासून घ्याव्यात. त्याशिवाय जोत्यावरील काम सुरू करू नये. भैचंत्र (भूमिप्रापन) यांच्या ठार्यालयामार्कत रस्त्याची प्रमाणरेषा जागेवर आखून घेणार व मगच बांधकाम चुरू करणार या अटीवरच हे संमतीपत्र देण्यात

र नर्दोन इनारत बांधण्यात साती आहे त्या इमारतीचे भोगवठापत्र मानण्यापूर्वी प्रत्येक मालकाने इमारतीसमीर कांपाउंड वॉलच्या आत व बाहेर किमान वार झाडे र नर्दोन इनारत बांधण्यात साती आहे त्या इमारतीचे भोगवठापत्र मानण्यापूर्वी प्रत्येक मालकाने इमारतीसमीर कांपाउंड वॉलच्या आत व बाहेर किमान वार झाडे र न्यान इनारत बाधण्यात साता आह त्या इनारदान्य नानवानत्र नानण्यापूर्वा प्रत्यक नातकान इनारतासमार कापाउड वालच्या आत व बाहर किमान वोर साड विस्थित वाहविण्याच्या दृष्टीने चीग्य ती व्यवस्था व खबरदारी घ्याठी, त्याशिवाय ऑक्युपन्सी सर्टिकिकेट (भोगवटापत्र) मिळणार नाही. रस्त्यावरील झाडांना

रबाण कृषण अजबारान करावद्याय आहे. भोगवटाचन देशन रस्त्यावरीह व आतील वर्जून टाकण्यात आतेले हमारतीचे अविशिष्ट सामान व राडारोडा उचलून जागा साफ केल्याशिवाय अर्जाचा विचार गर न.स. राहाराहा काठ ट.क.दा याबाबत घरपाडा ावमागामाफत मगब्शन कल जाइत. १ करण्यापूर्वी मा. नगर उपअभियंता (जलोत्सारण) व (पाणीपुरवठा) यांच्याकडे नकाशे दाखल करून संबंधित कामाकरिता पूर्वमान्यता घेतल्याखेरीज जागेवर

ा काम सुरू करू नय. निधकाम सुरू कल्ताना संबंधित जाग्रेनध्ये झाडे असल्यात ती ट्री ॲथॉरिटीची पूर्वपरवागी घेतल्याशिवाय तोडू नयेतः अन्यथा कायदेशीर कारवाई करण्यात येते निधकाम सुरू कल्ताना संबंधित जाग्रेनध्ये झाडे असल्यात ती ट्री ॲथॉरिटीची पूर्वपरवागी घेतल्याशिवाय तोडू नयेतः अन्यथा कायदेशीर कारवाई करण्यात येते ाद ध्यावा. अन नियंत्रण सहराने जरी संस्टीक टेन्क्साठी प्रवानमी दिली असती तरी हूँनेजविषयी मा.नगर उपअभियंता (जलोत्सारण विभाग) यांच्याकडे नकाशे दाखल करन के नेन्द्रिक सहराने जरी संस्टीक टेन्क्साठी प्रवानमी दिली असती तरी हूँनेजविषयी मा.नगर उपअभियंता (जलोत्सारण विभाग) यांच्याकडे नकाशे दाखल करन

क्रीन ।नयत्रण खारपान जरा सन्टाङ राकसाठा प्रवानमा ।दला असला तरा डूनजावयया मा.नगर उपआमयता (जलात्सारण ।वश्रम) याट्याकडे नकाशे याखल करून ती मंजुरी धेतल्याखेरीज सेप्टीक ठॅन्ठ शमर ड्रेनेजसंबंधी बांघळान सुरू कहानये व ऑक्युपन्सी सर्टिफिकेट मामण्यापूर्वी ड्रेनेज कामाचा पूर्णत्वाचा दाखला हलर करण्यात

बुढ़ें। हक्काबाबत व इतर काण, याल स्वकाबाबत व हराबाबत वाद लिनाण काल्यास त्यास अजदार जबाबदार राहणार. कार्याच्या सीयीताओं जागेदर किनाल एक संहास व एक मुतारी तातपुरस्या स्वरूपाची ग्रांघली पाहिजे. जुने संहास व मोरी असल्यास याप्रमाणे संहास, मुतारी बांघण्याची कार्याच्या सीयीताओं जागेदर किनाल एक संहास व एक मुतारी तातपुरस्या स्वरूपाची ग्रांघली पाहिजे. जुने संहास व मोरी असल्यास याप्रमाणे संहास, मुतारी बांघण्याची बाराकाम नकाशात पाडणार म्हणून हर्शविले आहे. ते प्रथम पाइन मग नवीन हरागाम सुरुवात करणार. सारकाम नकारतत प्रकणार न्हणून द्यावल जाट, प्रभवन प्रदूत नम्न नवल दमगान पुचवत करणार. वृद्धी हक्काबाबत व इसर कोण वाही स्वकाबात व हरीबाबत वाद निर्माण झल्यां स्वास अर्जदार जवाबदार राहणार.

वं स्तिवज्ञाननार्ने उत्तन करताना ननरपदाना अधिनियम उत्तर लाहा अनुसरन देलेले नियम व पोटनियम यांचा भंग होता कामा नये.

ा सामन्त्रमनान्त्र अन्त्र बन्द्रसाम् र नगर्द्रस्य । अवस्थानन्त्र अन्त्र र साम ननुस्राह्म अस्य मन्त्रसम् नगरास वासा नगरास वासा नगरास वासा निर्दीपन्नविष्ये वाही संक्षा येत आहेल तर कामात आरेष्ट्र उत्तरप्तातूर्वी मृहानगर्द्यालिककडे तसे कळवून स्पर्टीकरण करून घ्याते.

नाम नियंत्रण कार्यालय,

सहाय्यक अभियंता (बीधकाम नियंत्रण). पुणे महानगरपालिका.

विष्युद्धील पेत्रव्यवहारात जातात क्रमाक व दिनाक यांचा उल्लेख करावा.) विष्णुकार वायदेशीर 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 गांतील आणि मुंबई प्रांतित विवास सन १९४९ ची कलमे (सेक्शन्स २५३ व २५४) यांतील तरतुर्दीप्रमाणे खालील अटींवर देण्यात येत आहे.

F RVW/0037/04 Revised

बांधकाम नियंत्रण कार्यालय पुणे महानगरपालिका शिवाजीनगर, पुणे - ५.

केमांक: CC/2184/04

दिनांक: 14/09/2004

क्रातो. Shah Atul J

हारा ला . स . श्री. Choudhari M.B.

वास

्र दुने , पेट 301 Laxmi Vihar Bhandarkar Road Pune 4

वराफ सर्व्हे न.

महाराष्ट्र नगर रचना अधिनियम, सन १९६६ ची कलमे ४४/४५/५८/६९ व मुंबई प्रांतिक महानगरपातिका अविनियम, १९४९ ची कतमे २५६/२५४ प्रमाणे पुणे महानगरपालिकेच्या सीमेतील

पेठ Raviwar Peth

षराक सर्व्हे न. 4391-

त प्लॉट फ. - प्लॉट फ. -

मधील बांधकाम करण्यासाठी महानगरपातिकेता तुम्ही नोटीस दिती, ती दिनांक : 17/03/2004

क्षशी पोहचली.त्याव छन काम करण्यास छाली लिहिलेल्या सूचना व सर्व अटीवर तुम्हास संमतीपत देण्यात येत आहे.

रित विकास योजना आराखंडा महाराष्ट्र सरकारने दि. ५ / १ / १९८७ या दिवशी मान्य केला आहे. त्यास अनुसरून नवीन कामास काही उपसर्ग पोहोचत ाथवा हर्नि, होत असल्यास त्याप्रीत्यर्थ कोणत्याही प्रकारची भरपाई नागजार नाही व ती देण्याची जबाबदारी महानगरपालिकेवरनाही.

वीन / दुरुस्त नकाशात दान्डविल्याप्रमाणे काम केले पहिने.

काम आज्ञावर सेट-बॅक, मार्जिनल ओपन स्पेसिस इ. वाबी बांधकान नियंत्रण कार्यालयाकडून तपासून घ्याव्यात. त्याशिवाय जोत्यावरील काम सुरू करू नये. 5 अभियंतः (भूमिप्रापण) यांच्या कार्यालयामार्यक रस्त्याची प्रमाणरेषा जागेवर आखून घेणार व मगच बांधकाम नुरू करणार या अटीवरच हे संमतीपत्र देण्यात

नकाशाःकः माने लिहिलेल्या / चिक्रटवलेल्या अटींवर हे संमतीनत्र वेण्यात येत आहे. सवर नदीन इनारत बांधण्यात आली आहे त्या इमारतीचे भोगवटापत्र मानण्यापूर्वी प्रत्येक मालकाने इमारतीसमोर कांपाउंड वॉलच्या आत व बाहेर किमान चार झाडे व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था व खबरदारी घ्यावी. त्याशिवाय ऑक्युपन्सी सर्टिफिकेट (भोगवटापत्र) मिळणार नाही. रस्त्यावरील झाडांना

भोगवटाचन्न देताना रस्त्यावरीठ, व आतील वाजूस टाकण्यात आलेले इमारतीचे अविशिष्ट सामान व राडारोडा उचलून जागा साफ केल्याशिवाय अर्जाचा विचार

गार नाही. राहारोहा कोठे टाकावा याबाबत घरपाडी विभागामार्फत मार्गदर्शन केले जाईल. 🤋 करण्यापूर्वी मा. नगर उपअभियंता (जलोत्सारण) व (पाणीपुरवठा) यांच्याकडे नकाशे दाखल करून संबंधित कामाकरिता पूर्वमान्यना घेतल्याखेरीज जागेवर

ंधकाम सु**रू क**ाताना संबंधित जागेनध्ये झाडे असल्यान ती ट्री ॲथॉरिटीची पूर्वपरवानगी घेतल्याशिवाय तोडू नयेत: अन्यथा कायदेशीर कारवाई करण्यात येते

न नियंत्रण खार्चाने जरी सेन्टीक टॅन्कसाठी परवानगी दिली असती तरी ड्रेनेजविषयी मा.नगर उपअभियंता (जलोत्सारण विभाग) यांच्याकडे नकाशे दाखल करून मंजुरी धेतत्नाखेरीज सेप्टीक टॅन्ज अगर ड्रेनेजसंबंधी बांघळान सुरू करू नये व ऑक्युपन्सी सर्टिफिकेट मागण्यापूर्वी ड्रेनेज कामाचा पूर्णत्वाचा दाखला हत्तर करण्यात

क्राम नकाशात पाडणार म्हणून दर्शविले आहे, ते प्रथम पाडून मग नवीन कागाम सुरुवात करणार. ी हक्काबाबत व इंतर कोणत्याही स्वकाबाबत व हद्दीबाबत वाद निर्माण झाल्यास त्यास अर्जदार जबाबदार राहणार. प्रसंद्या सोयीताओं जागेदर किनान एक संडास च एक मुतारी तात्पुरत्या स्वरूपाची वांघली पाहिजे. जुने संडास व मोरी असल्यास याप्रमाणे संडास, मुतारी बांधण्याची वठानत्र मागण्याणूर्वे मनपाचे कर भरत्याचा दाखला सादर उरणार.

वं गतीपन्नाप्तमाणे कान करताला नगरतवना अधिनियम अगर त्यास अनुसङ्न केलेले नियम व पोटनियम यांचा भंग होता कामा नये. 'भ्रतीपत्राविद्यम्' कही शंका चेत अहेल तर कामात आरंभ करण्यापूर्वी महानगरपालिकेकडे तसे कळवून स्पष्टीकरण करून घ्याते.

इमारत निरीक्षक, जम नियंत्रण कार्यालय, सहाय्यक अभियंता (बाधकाम नियंत्रण), पुणे महानगरपालिका.

महानग्रपालिका.

पुणे , महानगरपाछिका

शिवाजीवता, पुणे ४११००५

चार्य प्रमाणे पुणे, पठ प्रमाणे प्रमाण

उपयोगास आणावया संप्रकामांच वर्णन

अण्यावयामां आणावया संप्रकामांच वर्णन

अण्यावयामांच अण्यावयामांच वर्णन

अण्यावयामांच संप्रकामांच वर्णन

अण्यावयामांच वर्णन

अण्यावयामांच संप्रकामांच संप्रकामांच

मालमना पत्रक तालुका/व.भूमा मा - न. भू. य क. - ० filett .. ाता विकास भावन्तवात्रक्त्या आकारणीता क्या भाउ चो भी राण्योल आर्वण त्याच्या फेर तात्रकारीची तिवल <mark>ग</mark>जा [स्वयं. यार्ड १७५] गायतम् माग्रामापने ची. पि. १४६.३ [रामचंद्र दामोदर गोळे - चाटणीपत्र रु. ११२२३ आणे ५ आणे ४] [नौता. २४.७.२० प्रमाणे]

Ó	व्यवहार	ख इ क्रमांक ——	र्नाधन ध्रस्क (धा) पट्टेसर (प) किया भार (भा)	साक्षाकंन
_{२०/१२} /१९५१	वाटणीपत्र रामचंद्र दामोदर गोळे, दामोदर रामचंद्र गोले व सिताबाई भ्र. रामचंद्र गोळे यांच्यात र. रु. २५,०००/-	१०८० (२) /२.११.५१	H स्नेहलता थ्र. पांडुरंग रागचंद्र गांळे	πά - `Supdt.
०५/१०/१९८८	ख.ख.रु. रु. १,२५,०००/- २०.८.८२ स्नेहलतावाई पांडुरंग गोळे यांचेपासून S. I.	HVL-11/44.१३ -१.९.१९८२	H दि नॅशनल मार्केटिंग कंपनी (इंडिया) या नांबाची भागीदारी पत्मं तर्फ बचन एम. शहा	सर्वे - जि.स.म. अल्या स.स.च्या
३०/११/१९ ९३	युनियन बँक व श्री. वधन एम. गहा यांचे दरम्यान दि. २३.१.९३ चे मेमोरंडम अन्वये र.ह. ८,००,०००/- च्या बोजापोटी नोंद दाखल (फे.फा.नं. २०७)	8.1,	H युनियम बैक अंग्रह होत्या	ंतः जि.स.म्. झ.सथः न.म्. झ.स्पर्यः
30/0८/१९९४	युनियन बँक व श्री. वचन एम. शहा यांचे दरम्यान दि. २.१२.९३ चे मेमोरंडम अन्वये र.रु. ४,००,०००/- च्या बोजापोटी नोंद दाखल (फे.फा.नं. २८७)		E युनियन बँक ऑफ इंडिया	मही • जि.मि.भू.अ तथा न.भू.अ.२पूगे
२७/०२/२००४	न.भू.फ्र.४३९ क्षेत्र १४६.३ चो मी संपूर्ण मिळकत दि नॅशनल मार्केटींग कंपनी (इंडीया) या नावाची भागीदारी फर्म तफें श्री वचन एम शहा यांच्या कडुन	र द अ नं ६९२४/२००३ दि २४.१२.२००३	धा श्री. अतुल जिनदत्त शहा	पे रफार क. ३८० सहा - म.भू.अ.क. २५वे

खरी नक्कल -

4389

5/21012 dela1122 d3/21127

पावती

नौदर्भा ५० flegn. 39 M

पावती क्र. : 6960

दिनांक

24/12/2003

रविवार पेठ

Mannen

हवल2 - 06924 -

2003

अनुक्रमांक क्रवाचा प्रकार

अभिहरतातंरणपत्र

व करणाराचे नावः श्री अतुल जिनदत्त शहा

हमी फी

30000.00

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

280.00

्र (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फ़ी (14)

30280.00

एकूण ₹.

_{आपणास} हा दस्त अंदाजे 5:10PM ह्या वेळेस मिळेल

बाजार मुल्य: 2280950 रु.

मोबदला: 3800000 रु

भरलेले मुद्रांक शुल्क: 380000 रु.

रेयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;

किये नाव व पत्ता: भारतीय स्टेट बँक , सर्व्हिंस ब्रेच पुणे ;

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

सूची क्र. दोन INDEX NO. II

गावाचे नाव : रविवार पेठ

वर्षावा प्रकार, मोवदल्याचे रवरूप अभिहरतातरणपत्र वर्षावा (भाडेपटटचाच्या विवासीय (भाडेपटट्याच्या विवासीय (भाडेपटट्याच्या विकार अकारणी देतो विवर्तित पट्टें नमूद करावे) मोबदला रू. 3.800,000.00 वी.मा रू वा.भा. रू. 2,280,950.00

भूमापन, पोटहिरसा व घरक्रमांक (असल्यास)

क्र व वर्षः

(1) वर्णनः विभागाचे नाव - विभागाचे नाव : (वि.क्र.६) रिववार (पुण महानगरपालिका), उपविभागाचे नाव - 5/107 - वागडे रस्ता व सुभानशा रस्त्यावरील मालमता फहक यांसी क्षेत्र 146.3 ची.मी. या मिळकतीवर असलेली 74 वर्ग पुर्वीची जुनी दगड माती मधील वांधलेली इमारत यांसी क्षेत्र 114 चौ.मी. व इतर सर्व हक्कासहित. (1)मिळकतीचे एकुण क्षेत्रफळ 146.3 ची.मी. आहे. व वांचकामाचे एकुण क्षेत्रफळ 114 चा.मी.

(3)क्षेत्रफळ (a) आकारणी किंवा जुडी देण्यात अरोल तेव्हा

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

- (1) नॅशनल मार्केटिंग ॲण्ड कंपनी तर्फ भागीदार श्री नंदन गाणिकलाल शहा ; धर/फ्लंट नं: सि.टीएस ४३९; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत न: -; पंछ/वसाहत: अवैवारपंड :
- (2) - -; घर/फ़लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/यसाहत. -;
- (3) श्री भुषण माणिकलाल शहा ; घर/फ़लॅट नं: रादर ; गल्ली/रस्ता: -; ईमारतीब नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -.
- (4) श्री वचन माणिकलाल शहा ; घर/फ़लॅट नें: सदर ; गल्ती/रस्ता: -; ईमारतीये नाव: -: ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -.
- (5) श्री चंदन माणिकलाल शहा ; घर/फ़लॅट नं: सदर ; गल्ली/रस्ता: -; ईमारतीयं नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -.
- (6) युनियन बँक ऑफ इंडिया तर्फे नारायण कृष्णाजी कुलकर्णी ; घर/पलंट नं: --; गेल्ली/रस्ताः -; ईमारतीचे नावः -; ईमारत नं: -; पेठ/वसाहतः स्विवारण्ट ; शहर/गावः पुणे ; तालुका: हवेली ; पिन: 411002.
- (1) श्री अतुल जिनदत्त शहा ; घर/फ़्लॅट नं: -: गल्ली/रस्ता: महावीर पथ ; ईमारतीचे नाव: -; ईमारत न: -; पेठ/वसाहत: बारामती ; शहर/गाव: पुणे ; तालुका: हवेली : पिन: 0.

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

(7) दिनांक

(8)

नोंदणीचा

(9) अनुक्रमांक, खंड व पृष्ठ

(10) वाजारभावाप्रमाणे मुद्रांक शुल्क

(11) वाजारभावाप्रमाणे नोंदणी

(12) शेरा

करून दिल्याचा 24/12/2003

24/12/2003 461.

6924 /2003

रू 380000.00

জ 30000.00

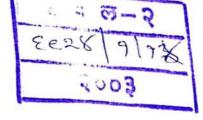
नकल क्ली प्रमुप नक्का पर्वता अंतल शह यास त्याचे तारील अारे १३ वि००

जबत घेतली, चे मर्जा बरन.....क्रीक्रिय यास दिकी वारीच २०० १२/३००3

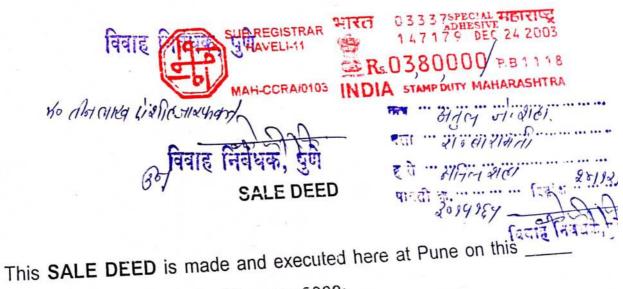


SARITA REPORTS VERSION 4 8 0





(वि. नि. नमुना क्र. १) (F	Fin. R. Form No. 1)	सर्वसा. ११३ मइं.
मूळ प्रत ORIGINAL COPY	[अहस्तांतरणीय] [NO!! TRANSFERABLE]	Gen 113 me.
शासनास केलेल्या प्रदान RECEIPT FOR PAY	भावी पावती क्रिकांग ह	ारा मु. शु. जमा
ठिकाण Place	दिनांक Date. ०४।।	
Received from	े शिल जे॰ शिली (रूपये Rupess	
***************************************	Modinally wallen	भुजा याकरिता मिळाले.
रोखपाल झ लेखापाल Cashier or Account	30/	(मही Signature) प्रिकेनिम Designation) विभक्त, पुण



day of December Month of the year 2003;

BETWEEN

ational Marketing & Co. registered Partnership firm having its office CTS No.439, 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, 6th Floor, Modibaug, Shivajinagar, Pune 411 016, hereinafter called and referred to as 'THE VENDORS' (which expression, unless repugnant to the context or meaning thereof, include the partners, their heirs, executors, mean and shall 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;

WEREAS all that siece and parcel of the land and building standing variety on, bearing Vervey No.439 A, situate at Raviwar Peth, Pune admeasuring 146.744 sq. mtrs. and construction admeasuring approximately 114.23 sq.mtrs. and more particularly admeasuring approximately 114.23 sq.mtrs. and more particularly written hereunder, is owned and secribed in the Schedule written hereunder, is owned and possessed by the Vendors herein absolutely and to the exclusion of possessed by the Vendors having any right, title, interest or claim any other person whatsoever, having any right, title, interest or claim any other person whatsoever, which property for the sake of brevity and in respect of the same, (which property for the sake of brevity and

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 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;

Eczy 198

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

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

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, eight Lakhs Only) paid before and on the execution of these presents, by the Purchaser to the Vendor as follows: (receipt whereof the Vendor by the Purchaser to the Vendor admit). & the Confirming Party hereby admit).

Rs. 28,50,000/-



Paid by Pay Order No. 003175 dated 24-12-93 drawn on the UTI
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. 003/75 dated 24-/2-03 drawn on the BARAMATI Branch, Pune, in favour of the Confirming party, as directed by the Vendors, receipt whereof has been acknowledged by the said Vendors and the Confirming Party herein, in favour of the said Purchaser.

Rs. 38,00,000/-

Total Consideration.

=======

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

possession, benefit, claim and demand whatsoever at law or otherwise of the Vendor to the said piece of proportionate land and other the same unto and the said use and benefit of the purchasers absolutely and for ever, subject to the payment of rates taxes, assessments, dues and duties now chargeable and payable and that may become chargeable and payable from 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,

- 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,
- 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;

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

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.

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.

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 deprication is claimed

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 \$\mathbb{G}\$. No. 439

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.





THEREOF the parties hereto have signed this Sale Deed WITNES the date and the year first hereinabove written. Nandan Maniklal Shah

Bhushan Maniklal Shah

Vachan Mic Vachan Maniklal Shah

msha

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 Alol Rahaeh Joehi (RH) C-1/3 Salunke Vikar Rue-4/1022

[doc. Deed--Shaha-Sale]

