



Motoden + Aditya
Collateral

Adv. Bharti Dinesh Isai
Advocate,

Flat no.401 Padmashrushti Apartment, Chaitnya nagar, opposite Mahaveer Classes,
Khwajamiya Road, Jilha Peth, Jalgaon Tal. & Dist. Jalgaon. ☎ 94203 87646

State Bank Of India. Nariman Point, Mumbai

Name of Borrower----- Motoden Automotives Pvt.Ltd. & Adity Cars Pvt.Ltd., Mumbai through its director Mrs. Priti Prakash Jakhete & Akshay Prakash Jakhete

Property-- Two storied House on Plot No. 11 admeasuring 266.70 Sq. Mtrs., Constructed areas 258.75 sq.mts. of Survey No.491/A/4 of Final Plot No. 88/10 and as per City Survey adm. 229.5 Sq.Mtr. situated at Mehrun, Jalgaon Tal. & Dist. Jalgaon



CHALLAN
MTR Form Number-6



RN MH008804072202021E	BARCODE	Date 22/12/2020-14:56:47	Form ID
Department Inspector General Of Registration		Payer Details	
Type of Payment Search Fee		TAX ID / TAN (If Any)	
Other Items		PAN No.(If Applicable)	
Office Name JLG2_JALGAON 2 JOINT SUB REGISTRAR	Full Name	Adv Bharti Isai	
Location JALGAON	Flat/Block No.		
Year 2020-2021 One Time	Premises/Building		
Account Head Details	Amount In Rs.	Road/Street	
0030072201 SEARCH FEE	750.00	Area/Locality	Jalgaon
		Town/City/District	
		PIN	4 2 5 0 0 1
		Remarks (If Any)	Verification from 1991 to 2020 of Plot No 11 S No 491/A/4 of Final Plot No 88/10 at Mehrun Shivar
		Amount In	Seven Hundred Fifty Rupees Only
Total	750.00	Words	
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 00040572020122211671 IK0AWJEOY5
Cheque/DD No.		Bank Date	RBI Date 22/12/2020-14:24:57 Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID : Mobile No. : 942038764
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.



or certified copies or registration extracts duly certified. **Note :** Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.



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1	a.	Name of the Branch/ Business Unit/Office seeking opinion.	State Bank of India -Nariman Point, Branch - Mumbai	
	b.	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Motoden Automotives Pvt.Ltd. & Adity Cars Pvt.Ltd.,Mumbai through its director Mrs. Priti Prakash Jakhete & Akshay Prakash Jakhete	
	c.	Name of the Borrower.	Motoden Automotives Pvt.Ltd. & Adity Cars Pvt.Ltd.Mumbai through its director Mrs. Priti Prakash Jakhete & Akshay Prakash Jakhete	
2	a.	a)Name of the unit/concern/ company/person offering the property/ (ies) as security.	Shri. Akshay Prakash Jakhete	
	b.	b)Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	Full Ownership	
	c.	c)State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	As a Guarantor	
3		Complete or full description of the immovable property/ (ies) offered as security including the following details.	Two storied House on Plot No. 11 admeasuring 266.70 Sq. Mtrs., Constructed areas 258.75 sq.mts. of Survey No.491/A/4 of Final Plot No. 88/10 and as per City Survey adm. 229.5 Sq.Mtr. situated at Mehrun ,Jalgaon Tal. & Dist.Jalgaon	
	a.	Survey No.	S.no. 491/A/4	
	b.	Door/House no. (in case of house property)	Plot no 11	
	c.	Extent/ area including plinth/ built up area in case of house property	Two storied House on Plot No. 11 admeasuring 266.70 Sq. Mtrs., Constructed areas 258.75 sq.mts. of Survey No.491/A/4 of Final Plot No. 88/10 and as per City Survey adm. 229.5 Sq.Mtr. situated at Mehrun ,Jalgaon Tal. & Dist.Jalgaon	
	d.	Locations like name of the place, village, city, registration, sub-district etc.	Mehrun, ,Jalgaon ,Tal & Dist. Jalgaon	
	e.	Boundaries.	On or towards East On or towards west On or towards North On or towards South	Road S.No. 488/2 Plot No.12 Plot No. 10
4	a.	Particulars of the documents scrutinized-serially and chronologically.	Mutation entries of 30 years 7/12 Extract	
	a.	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note : Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.	Certified & Original copy	



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Sr. No.	Date	Name/Nature of the Document	Original/ certified copy/ certified extract/ photocopy, etc.	In case of copies whether the original was scrutinized by the Advocate
1	24-12-2020	CTS extract & Mutation entry 30 years or "D" Extract Registered sale deed no.2144	certified extract	Yes
2	2-3-1996	Commencement Certificate - 03001	Photo copy	
3	27-2-2009	Reg. Gift Deed No. 619/2009	Original copy	
4	22-12-2020	Receipt No. MH008804072202021E	Original copy	
5.		<p>Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)</p> <p>b) i) Whether all pages in the certified copies of title documents which are obtained directly from Sub- Registrar's office have been verified page by page with the original documents submitted?</p> <p>b) ii) Where the certified copies of the title documents are not available, the copy provided should be compared with the original to ascertain whether the total page numbers in the copy tally page by page with the original produced.</p> <p>(In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently &cautiously).</p>	<p>yes</p> <p>All document are certified & original</p> <p>Yes</p>	
6.	a)	Whether the records of registrar office		





		or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	Yes
	b)	If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	yes
	c)	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	No
7.	a)	Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub-Registrar office - Jalgaon Dis-Jalgaon -
	b)	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, please name all such offices?	Sub-Registrar office - Jalgaon Dis-Jalgaon
	c)	Whether search has been made at all the offices named at (b) above?	Yes
	d)	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
8.		Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 crore	1) I have found that previously before 1994 Mahipal Laxmichand Nahar was owner & possessor of Plot No. 11 admeasuring 266.70 Sq. Mtrs., of Survey No.491/A/4 situated at Mehrun, Jalgaon Tal. & Dist. Jalgaon 2) By Sale - dt. 9-10-1998 - I have found that Mahipal Laxmichand Nahar sold out Plot No. 11 admeasuring 266.70 Sq. Mtrs., Survey No.491/A/4, of Final plot No. 88/10 and





	and above, search of title/ encumbrances for a period of not less than 30 years is mandatory.(Separate Sheets may be used)	as per City Survey adm. 229.5 Sq.Mtr situated at Mehrun ,Jalgaon Tal. & Dist. Jalgaon to Shivchandra Shankarlal Jakathe & Sau. Mohanabai Shivchandra Jakathe by Reg. Sale deed Doc. No. 1073 dt. 28-3-1994 for consideration Rs. 1,25,000/- and accordingly said entry was muted in CTS extract.
		3) Construction permission - Shivchandra Shankarlal Jakathe & Sau. Mohanabai Shivchandra Jakathe field and application for construction permission on Plot No. 11 of Final plot No. 88/10 and chief officer, Jalgaon Municipal Council, Jalgaon issued sanction of Building permit and commencement certificate No. 03001 dt. 2-3-1996 for Ground floor + First floor. For residential purpose.
		4) By Gift deed - I have found that - Shivchandra Shankarlal Jakathe & Sau. Mohanabai Shivchandra Jakathe executed Reg. Gift deed Doc. No. 619/2009 dt. 27-2-2009 in favour of Akshay Prakash Jakhate through its guardian Priti Prakash Jakhate in respect of Two storied House on Plot No. 11 admeasuring 266.70 Sq. Mtrs., Constructed areas 258.75 sq.mts. of Survey No.491/A/4 of Final Plot No. 88/10 and as per City Survey adm. 229.5 Sq.Mtr. situated at Mehrun ,Jalgaon Tal. & Dist. Jalgaon. 5) Delete Name on 15-9-2015 - I have found that Akshay Prakash Jakhete become major and there fore name of his guardian Priti Prakash Jakhate delete from record of rights and only enter the name of Akshay Prakash Jakhete in respect of Two storied House on Plot No. 11 admeasuring



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		266.70 Sq. Mtrs., Constructed areas 258.75 sq.mts. of Survey No.491/A/4 of Final Plot No. 88/10 and as per City Survey adm. 229.5 Sq.Mtr. situated at Mehrun, Jalgaon Tal. & Dist. Jalgaon.
9.	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	Full Ownership Right
10.	If leasehold, whether;	Not applicable
	a) lease Deed is duly stamped and registered	Not applicable
	b) lessee is permitted to mortgage the Leasehold right,	Not applicable
	c) duration of the Lease/ unexpired period of lease,	Not applicable
	d) if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub- Lessee also.	Not applicable
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	Not applicable
	f) Right to get renewal of the leasehold rights and nature thereof.	Not applicable
11.	If Govt. grant/ allotment/ Lease- cum/Sale Agreement, whether; Grant / agreement etc. provides for alienable rights to the mortgagor with or without conditions, the mortgagor is competent to create charge on such property, whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Property is not Govt. grant/ allotment/ Lease-cum/Sale Agreement.





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12.	If occupancy right, whether;	Yes, occupancy right
a)	Such right is heritable and transferable,	Not applicable
b)	Mortgage can be created.	Not applicable
13.	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities /procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	No Minor's interest
14.	If the property has been transferred by way of Gift/Settlement Deed, whether:	Yes, the property has been transferred by way of Gift Deed.
a.	The Gift/Settlement Deed has been attested by two witnesses;	Yes
b.	The Gift/Settlement Deed transfers the property to Donee;	Yes
c.	Whether the Donee has accepted the gift by signing the Gift/ Settlement Deed or by a separated writing or by implication or by actions;	Yes, Registered Gift Deed No. 619/2009
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;	Yes
e.	Whether there is any restriction on the Donor in executing the gift/ settlement deed in question;	No
f.	Whether the Donee is in possession of the gifted property;	Yes
g.	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	No
h.	Any other aspect affecting the validity of the title passed through the gift/settlement deed.	No
15.	a) In case of partition/family settlement deeds, whether the original deed is	No Property is not by way of partition/family settlement deeds



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		available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	
	b)	Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	Not applicable
	c)	Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	Not applicable
	d)	In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.	Not applicable
	e)	Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	Not applicable
16.		Whether the title documents include any testamentary documents /wills?	Title documents does not include any testamentary documents /wills
	a)	(a) In case of wills, whether the will is registered will or unregistered will?	Not applicable
	b)	(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	Not applicable
	c)	(c) Whether the property is mutated on the basis of will?	Not applicable
	d)	Whether the original will is available?	Not applicable
	e)	Whether the original death certificate of the testator is available?	Not applicable
	f)	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by	Not applicable





		all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.)	
17.	a)	Whether the property is subject to any wakf rights?	Property is not subject to any wakf rights
	b)	Whether the property belongs to church/ temple or any religious/other institutions having any restriction in creation of charges on such properties?	Not applicable
	c)	Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	Not applicable
18.	a)	Where the property is a HUF/joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	Property is not HUF/joint family property
	b)	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not applicable
19.	a)	Whether the property belongs to any trust or is subject to the rights of any trust?	Property does not belongs to any trust
	b)	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not applicable
	c)	If so additional precautions /permissions to be obtained for creation of valid mortgage?	Not applicable
	d)	Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not applicable



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20.	a)	If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	Property is not Agricultural land
	b)	In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	Not applicable
	c)	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed / permission obtained.	Yes, Property came under City survey record
21		Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.),	Not applicable
22.	a)	Whether the property is subject to any pending or proposed land acquisition proceedings?	No the property is subject to any pending or proposed land acquisition proceedings
	b)	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	Not applicable
23.	a)	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No as per revenue record
	b)	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not applicable
	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	Not applicable



Datta-G



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		comment on such seal/markings.	
24.	a)	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	No
	b)	Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	Not applicable
	c)	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	Not applicable
25.		<p>Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorization to create mortgage/ execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.</p> <p>b) i) Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes / No.</p> <p>ii) If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser) ?</p> <p>iii) Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ? Yes / No.</p> <p>iv) If the search reveals</p>	<p>No Property does not belongs to a limited company.</p> <p>No</p>





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		encumbrances / charges, whether such charges / encumbrances have been satisfied? Yes/No	No
26.		In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	Not applicable
27	a)	Whether any POA is involved in the chain of title?	No POA is not involved
	b)	Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	Not applicable
	c)	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	Not applicable
	d)	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	Not applicable
	e)	In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	Not applicable
	i.	Whether the original POA is verified and the title investigation is done on the basis of original POA?	Not applicable





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ii.	Whether the POA is a registered one?	Not applicable
iii.	Whether the POA is a special or general one?	Not applicable
iv.	Whether the POA contains a specific authority for execution of title document in question?	Not applicable
f)	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	Not applicable
g)	Please comment on the genuineness of POA?	Not applicable
h)	The unequivocal opinion on the enforceability and validity of the POA?	Not applicable
28.	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	Not applicable
29.	If the property is a flat/apartment or residential/commercial complex, check and comment on the following:	Residential House
(a)	Promoter's/Land owner's title to the land/ building;	Not applicable
(b)	Development Agreement/Power of Attorney;	Not applicable
(c)	Extent of authority of the Developer/builder;	Not applicable
(d)	Independent title verification of the Land and/or building in question;	Not applicable
(e)	Agreement for sale (duly registered);	Yes, Reg. Gift deed.
(f)	Payment of proper stamp duty;	Yes
(g)	Requirement of registration of sale	Not applicable



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	agreement, development agreement, POA, etc.;	
(h)	Approval of building plan, permission of appropriate/local authority, etc.;	Yes
(i)	Conveyance in favour of Society/ Condominium concerned;	Not applicable
(j)	Occupancy Certificate/allotment letter/letter of possession;	Not applicable
(k)	Membership details in the Society etc.;	Not applicable
(l)	Share Certificates;	Not applicable
(m)	No Objection Letter from the Society;	Not applicable
(n)	All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/ Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	yes
(o)	Requirements, for noting the Bank charges on the records of the Housing Society, if any;	Not applicable
(p)	If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	Not applicable
(q)	Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Not applicable
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.	No Charge on Akshay Prakash Jakhete
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.	Motoden Automotives Pvt.Ltd. & Adity Cars Pvt.Ltd., Mumbai through its director Mrs. Priti Prakash Jakhete & Akshay Prakash Jakhete 1991 to 2020
32.	Details regarding property tax or land	Taken latest tax receipt of land

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		revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	
33.		Urban land ceiling clearance, whether required and if so, details thereon.	Not applicable
		Whether No Objection Certificate under the Income Tax Act is required/obtained.	Not applicable (3)
		34. Details of RTC extracts/ mutation extracts/ Katha extracts pertaining to the property in question.	
35.		Whether the name of mortgagor is reflected as owner in the revenue/ Municipal/Village records?	Yes
36	a)	Whether the property offered as security is clearly demarcated?	yes
	b)	Whether the demarcation/ partition of the property is legally valid?	yes
	c)	Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	yes
37		Whether the property can be identified from the following documents, and discrepancy /doubtful circumstances, if any revealed on such scrutiny?	No
	(a)	Document in relation to electricity connection;	Taken Latest Electricity bill
	(b)	Document in relation to water connection;	Not applicable
	(c)	Document in relation to Sales Tax Registration, if any applicable;	Not applicable
	d)	Other utility bills, if any.	Not applicable
38.		In respect of the boundaries of the property, whether there is a	



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	difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/comment on the same.	No
39.	If the valuation report and/or approved/ sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	Taken a copy of Approved sanction plan
40	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No
41	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security? Property is SARFAESI compliant (Y/N)	yes
42	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Original Reg. Gift deed is available for verification 
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	

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	taken in such cases.	
44	Additional aspects relevant for investigation of title as per local laws.	Not applicable
45	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	No
46	The specific persons who are required to create mortgage/ to deposit documents creating mortgage.	Akshay Prakash Jakhate
47	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act. 2016 ? Y/N	No
	Whether the Project is registered with the Real Estate Regulatory Authority ? If so, the details of such registration are to be furnished.	No
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed ?	No
	Whether the details of the apartment /plot in question are verified with list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority ?	No

Note: In case separate sheets are required, the same may be used, signed and annexed.

Date : 22-12-2020

Place : Jalgaon.


Bharti Dinesh Isai

Advocate, Jalgaon.





Adv. Bharti Dinesh Isai

Advocate,

Flat no.401 Padmashrushti Apartment ,Chaitnya nagar ,opposite Mahaveer Classes ,
Khawajamiya Road, Jilha Peth, Jalgaon Tal. & Dist. Jalgaon. 94203 87646

Annexure - C

CERTIFICATE OF TITLE

Kindly change to EM

I have examined the, CTS extract, mutation entries, Registered Gift deed, ~~intended to be deposited~~ relating to the schedule property/(ies) and offered as security by way of ***Registered 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 further certify that;-

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

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

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

5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 1991 to 2020 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.

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

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





Adv. Bharti Dinesh Isai

Advocate,

Flat no.401 Padmashrushti Apartment, Chaitnya nagar, opposite Mahaveer Classes,
Khawajamiya Road, Jilha Peth, Jalgaon Tal. & Dist. Jalgaon. 94203 87646

8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower **Motoden Automotives Pvt.Ltd. & Adity Cars Pvt.Ltd., Mumbai** through its director Mrs. Priti Prakash Jakhate & Akshay Prakash Jakhate.

9 I certify that Mr. Akshay Prakash Jakhate, R/o Bombay has / have an absolute, clear and Marketable title over the Schedule property/ (ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

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

1-- CTS extract, Mutation entries, dt. 24-12-2020

2-- Registered Gift deed no. 619/2009 dt. 27-2-2009.

3-- Commencement Certificate No. 03001 dt. 2-3--1996

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

SCHEDULE OF THE PROPERTY/IES

Survey No. /Door No.	Plot no. 11
Extent	Two storied House on Plot No. 11 admeasuring 266.70 Sq. Mtrs., Constructed areas 258.75 sq.mts. of Survey No.491/A/4 of Final Plot No. 88/10 and as per City Survey adm. 229.5 Sq.Mtr. situated at Mehrun, Jalgaon Tal. & Dist. Jalgaon
Location	Mehrun Shivar, Tal & Dist. Jalgaon
Boundaries	On or towards East Road On or towards west S.No. 488/2 On or towards North Plot No.12 On or towards South Plot No. 10

Place:-Jalgaon

Date :-22-12-2020

Seal & Signature of Advocate



R 324001

The Akola Urban Co-Operative Bank Ltd. Akola District, Maharashtra
Hill Top Post Office, Akola
Hill Top Post Office, Akola
Hill Top Post Office, Akola

भारत 64853
187617
FEB 27 2009
R.0032400/-P85097
INDIA STAMP DUTY MAHARASHTRA

६९९
९९९२ = २९

Sale Regi. Sr. No. 64853 Date 27 FEB 2009
Name & Add. of Puro. शिवचंद्र शिवाजी नगर
By Whom विजय शिवाजी नगर
Rs. 32400/- (Rs. तीस हजार चारशे)
PR Bhandarkar

for The Akola Urban Co-Op. Bank Ltd.
Dr. Jalgaon
Authorized Signatory



॥ श्री ॥
बक्षीस पत्र
ज ल न-३
व.क्र. ६९९/२००९
९१२९

सदरचे बक्षीस पत्र मौजे जळगांव
शिवारातील, जळगांव शहर महानगरपालिका, जळगांव व सिटी सर्व्हे, जळगांव
यांचे हद्दीतील, प्लॉट जागा व त्यावरील सुमारे १० वर्षपेक्षा जास्त जुन्या बांधीव
इमारतीतील अविभाज्य हिश्याचे तारीख २७ फेब्रुवारी २००९ रोजी जळगाव
मुकामी लिहून दिले असे.

श्री अक्षय प्रकाश जाखेदे, उ.व. १५ वर्ष,
धंदा - शिक्षण, चे अज्ञान पालन करणार म्हणुन
सौ. प्रिती प्रकाश जाखेदे, उ.व. ४३ वर्षे,
धंदा - व्यापार, रा. शिवमोहिनी, प्लॉट नंबर ११,
शिवराम नगर, जळगांव, ता. जि. जळगांव.

बक्षीसपत्र
लिहून घेणार

PAH AEWPS3460 F
Date 27 FEB 2009
Name & Add. of Puro. Shivchandra Shivaji Nagar Jalgaon
By Whom Vijay Shivaji Nagar
Rs. 18685/- (Rs. Eighteen thousand Six hundred only)
Sign. [Signature]

for The Akola Urban Co-Op. Bank Ltd.
Dr. Jalgaon
Authorized Signatory

भारत 64858
100616
FEB 27 2009
R.018600/-P85097
INDIA STAMP DUTY MAHARASHTRA

(३)

(५)

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१) श्री. शिवचंद्र शंकरलाल जाखेटे,

Pan No. AANPJ 8346 H

उ.व. ७६ वर्ष, धंदा - सुखवस्तु,

२) सौ. मोहनाबाई शिवचंद्र जाखेटे,

Pan No. ADJPJ 4145 R

उ.व. ७२ वर्ष, धंदा - सुखवस्तु,

दोघे रा. शिवमोहिनी, प्लॉट नंबर ११,

शिवराम नगर, जळगांव, ता.जि. जळगांव.

ज ल न-३

व.क्र. ६२१/२००९

२२९

बक्षीस पत्र

लिहून देणार...

कारणे बक्षीस पत्र लिहून देतो की, --

आमचे संपूर्ण मालकीची व कब्जे उपभोगातील स्वसंपादीत खालील सविस्तर वर्णन केलेली स्थावर मिळकत, प्लॉट जागा व त्यावरील सुमारे १० वर्षपेक्षा जास्त जुन्या बांधीव इमारतीतील अविभाज्य हिश्याचे, सामाईक सुखसोईचे मालकी व वापर हक्कासह व तदंगभुत वस्तुसुद्धा आम्ही तुम्हांस कायम स्वरूपी पूर्ण मालकी हक्काने ह्या बक्षीस पत्राने तुमचे प्रत्यक्ष कबजात व ताब्यांत दिली. त्या मिळकतीचे वर्णन --

तुकडी जिल्हा जळगांव पोत तुकडी तालुका जळगांव, सब रजिस्ट्रेशन ऑफिस जळगांव पैकी मौजे जळगांव शिवारातील, जळगांव शहर महानगरपालिका, जळगांव व सिटी सर्व्हे, जळगांव यांचे हद्दीतील (विभाग क्र. ७/२३७ मधील)

मौजे मेहरुण शिवारातील शेत सर्व्हे नंबर ४९१/अ/४ यांतील प्लॉटसुपैकी प्लॉट नंबर ११ याचे ७/१२ उतान्याप्रमाणे क्षेत्र २६६.७० चौ.मी. आहे. सदरहु प्लॉटजागेस टाऊन प्लॉनिंग स्कीम नंबर ॥ नुसार फायलन प्लॉट नंबर ८८/१० असा लागलेला असुन सिटी सर्व्हे रेकॉर्ड प्रमाणेचे क्षेत्र २२९.५ चौ.मी. आहे.

सदर प्लॉट जागेवर मे. चिफ ऑफिसर साो., जळगांव यांचेकडील बांधकाम



(६)

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ज ल न-३

व.क्र. ६१९/२००९

३/२९

परवानगी पत्र क्रमांक ३००१, दिनांक
०२.०३.१९९६ अन्वये बांधकाम परवानगी

मिळालेली आहे. यांत स्टील पार्कींग, डायनिंग

हॉल, बेड रुम अँटॅच टॉयलेट, एक लिव्हींग + डायनिंग, स्टोअर, किचन, एंट्रन्स
लॉबी व वरच्या मजल्यावर जाणेसाठीचा जीना असे पहिल्या मजल्यावर व वरच्या
मजल्यावर बेडरुम अँटॅच टॉयलेट, लॉबी, दोन बेडरुम, दोन टॉयलेट, कव्हर्ड टेरेस
असे बांधकाम केलेले असून त्याचे एकूण बांधीव क्षेत्र २५८.७५ चौ.मी. आहे.
सदरचे इमारतीत इलेक्ट्रीक फिटींग व नळ फिटींग केलेली असून त्यांस इलेक्ट्रीक
मीटर्स व पाण्याचे कनेक्शन्स घेतलेले आहे ते तुमचे नांवाने तबदील करून घेण्याचे
हक्कासह तसेच सदरची इमारत आज रोजी जशी आहे तशी, जेथे आहे तेथे, त्यातील
तदंगभूत वस्तुंसह व सामाईक सुखसोईतील अविभाज्य हिश्याचे मालकी व वापर
हक्कासह यासंपूर्ण मिळकतीच्या चतुःसिमा : पुर्वस - वापर व रोड रस्ता, पश्चिमेस :
सर्व्हे नंबर ४८८/२, उत्तरेस : प्लॉट नंबर १२, दक्षिणेस : प्लॉट नंबर १०.

येणेप्रमाणे वर सविस्तर वर्णन केलेली मिळकतीच्या पुर्ण मालकी हक्कासह
व तदंगभूत वस्तुंसह ही ह्या बक्षिस पत्रातील मिळकत होय जिचा उल्लेख यापुढे सदर
स्थावर मिळकत असा केलेला आहे.

तुम्ही बक्षिस पत्र लिहून घेणार हे माझे मूल्या मूल्या मूल्या मूल्या
तुम्ही बक्षिस पत्र लिहून घेणार हे माझे नातु आहे. आमचे तुझेवर अतिशय
प्रेम आहे. सदर वर सविस्तर वर्णन केलेली मधील स्थावर मिळकत ही तुझ्या सोईची
असल्याने व तुझेवर असलेल्या प्रेमांमुळे आम्ही तुला सदरचे बक्षीसपत्राने आमचे
मालकीची व कब्जे उपभोगातील बांधीव मिळकत तुला सदरचे बक्षीसपत्राने बक्षीस
दिलेली आहे व तुम्हांस सदरचे बक्षीस पत्राने आज रोजी बक्षीस दिलेल्या वरील
मिळकतीचा सुखसोईसह तु लिहून घेणार यांने आनंदाने स्विकार करून प्रत्यक्ष कब्जे
उपभोगात व ताब्यांत घेतली आहे.



३०/३/२००९ दिनांक

FORM FOR SANCTION OF BUILDING PERMIT AND
COMMENCEMENT CERTIFICATE

To: Shree S. S. Jakhete

Say M. S. Jakhete

No. 03001

ज ल न-३
द.क्र. ६९६/२००९
६२९

Jalgaon

Sir, With reference to your application No. 2650 dated 30/11/96 for grant to sanction of commencement Certificate under section 45/89 of MR and TP Act, 1966 to carry out development work and building permit under section 189 of MM Act, 1965 to erect building No. _____ on / in Plot No. 11 — S.No. 491 A-4A situated at Road/

Street Meharun City No. Jalgaon, the commencement Certificate/Building permit is granted subject to the following conditions G.F.+F.F. Plan A-Amended in grey

1. The land vacated in consequence of the enforcement of the set back Rule shall form part of the public street
2. No. new building or part of the shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted
3. The Commencement Certificate Building permit shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you
5. N. A. permission shall be obtained before commencement of work.
6. Brick masonry work on the plinth will not be permitted unless and until the applicant constructs roads and gutters at his own cost and hands over them to the Municipality for maintenance
7. Applicant should not start to construct brick masonry work on the plinth unless and until the plinth is approved by the Municipality.
8. Applicant should not use the building unless and until completion certificate is obtained from the Municipality.
9. The applicant shall produce a completion certificate and structural stability certificate of the licensed Architect Engineer at the time of applying for occupancy certificate
10. As Per Rule No 3 of Tree Preservation Act, 1975 it is made compulsory for every owner of plot Trees like Ashoka, Nilgiri in proportion to the Plot area if the owner fails to plant the above Trees, occupancy certificate will not be issued unless & until the above condition is fulfilled.
11. Plot should be demarcated first from appropriate authority.



BUILDING PERMIT IS
GRANTED UP TO PLINTH LEVEL ONLY

No. 03001

Your faithfully,

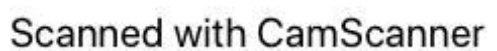
CHIEF OFFICER

Jalgaon Municipal Council, Jalgaon.

Office Communication Date 2/3/96



PROPOSED CONSTRUCTION AT PLOT NO 11.
OF S.NO 491/A/4. MEHARUN, TAL. DIST. JALGAON,
F.P. NO 89/A, T.P.S. NO III, JALGAON FOR



~municipe~

2002-2003



ज ल न-३
व.क्र. ६१२/२००९
१६/२९

पान नं. १४४

जळगांव
महानगर
जळगांव

फोन नं. : २२२२२६१, ६२, ६३

१) करयोग्य मुल्य ठरविण्यासाठी लागणाऱ्या माहितीचा तक्ता

क्र.सं.	प्रत्येक खोलीचे मोजमाप मि. मध्ये	एकूण क्षेत्रफळ चौरस मिटरां	प्रत्यक्ष दरमाह भाडे	१० चौ.मिटरचा ग्राह्य भाड्याचा दर	वार्षिक भाडे	करयोग्य मुल्य	अग्निनिवाराचे कलम ११९ व १२३(१) नोंदीत बजावणी क्र. व दिनांक	कलम १२० नुसार सुनावणी दिनांक व पोलादवणीपत्रक	कलम १२०	
									वार्षिक भाडे	करयोग्य मुल्य
११	१२	१३	१४	१५	१६	१८	१९	२०	२१	
मि.	६.०० X ३.६०	२१.६०								
	५.०० X ५.६०	२८.००								
	५.६० X ८.६५	२६.०८								
	३.८० X ८.८०	१८.९६								
	३.८५ X ८.०५	१३.९६								
	३.९५ X २.२५	६.०८								
	१.६० X १.६०	२.५६			२९३६२	१९२३५	मुद्रावणी कागद			
		११८.२९								
मि.	५.६० X २०.६०	१८.८२								
	३.९० X १.२५	८.८६								
	३.५० X ८.६५	१६.२६								
	३.८० X ५.६०	१६.३८								
मि.	३.५० X ३.५०	१२.२५								
		६६.५९								

खर्च नकल
नगरपालिका, नगरपालिका, नगरपालिका
अर्ज तारीख २१/२/१९
नकल तयारी तारीख २६/२/१९
नगरपालिका





1A

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SALIM B DESHMUKH

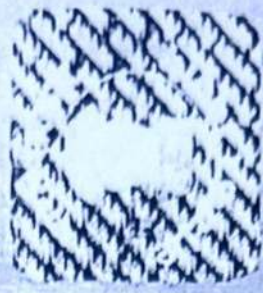
BASHID RASHID DESHMUKH

01/08/1965

Permanent Account Number

APJPD4960N

Signature



80026090

15

ज ल न-३
व.क्र. ६९९/२००९
१८२९

दुय्यम निबंधक:
जळगांव 3

दस्त गोषवारा भाग-1

जलन3

दस्त क्र 619/2009

20129

619/2009

पक्षकार : दान

पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

नाम असय प्रकाश जाखटे धे अज्ञान धालन करणार
पत्ता: घर/प्लॉट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: शिवमोहिनी, 11, शिवा

लिहून देणार

वय 43

साही



नाम: श्री शिवचंद्र शंकरलाल जाखटे
पत्ता: घर/प्लॉट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: शिवमोहिनी, 11, शिवाराम नगर,
तालुका: जळगांव
पिन: -
पॅन नम्बर: AANP

लिहून देणार

वय 76

साही



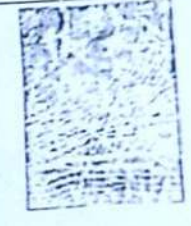
नाम: सी मोहनाबाई शिवचंद्र जाखटे
पत्ता: घर/प्लॉट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: शिवमोहिनी, 11, शिवाराम नगर,
तालुका: जळगांव
पिन: -
पॅन नम्बर: AD

लिहून देणार

वय 72

साही

साही



सह.दुय्यम निबंधक (वर्ग-२)
जळगाव-३

15



Bharti Dinesh Isai, Advocate,

Office no 409, Vishwakarma Sankul ,near Govinda Riksha stop ,Behind District Court, Jalgaon
Tal. & Dist. Jalgaon. 9420387646

State Bank Of India.Nariman Point ,Mumbai

Name of Borrower----- Moto den Automotives Pvt.Ltd. & Adity Cars Pvt.Ltd.,Mumbai through its director Mrs. Priti Prakash Jakhete & Akshay Prakash Jakhete.

Property-- Two storied House on Plot No. 11 admeasuring 266.70 Sq.Mtrs., Constructed areas 258.75 sq.mts. of Survey No.491/A/4 of Final Plot No. 88/10 and as per City Survey adm. 229.5 Sq.Mtr. situated at Mehrun ,Jalgaon Tal. & Dist.Jalgaon.



Encumbrance Certificate

To,
The Branch Manager
State Bank of India,
Branch- **Nariman Point, Mumbai**

1-Name of Applicant-- Moto den Automotives Pvt.Ltd. & Adity Cars Pvt.Ltd.,Mumbai through its director Mrs. Priti Prakash Jakhete & Akshay Prakash Jakhete.

2- Description of the Property --

Two storied House on Plot No. 11 admeasuring 266.70 Sq. Mtrs., Constructed areas 258.75 sq.mts. Of Survey No.491/A/4 of Final Plot No. 88/10 and as per City Survey adm. 229.5 Sq.Mtr. situated at Mehrun, Jalgaon Tal. & Dist. Jalgaon.

3---Document—1-- Reg. Gift Deed No.619/2009 ,DT.27-02-2009.

2---Notice of intimation regarding mortgage by way of deposit of title deed no.1751/2021

3-Receipt no . GRN MH015205305202223E DT. 13-02-2023

4-Legal History—

1-- By Gift deed – I have found that - Shivchandra Shankarlal Jakathe & Sau. Mohanabai Shivchandra Jakathe executed Reg. Gift deed Doc. No. 619/2009 dt. 27-2-2009 in favour of Akshay Prakash Jakhate through its guardian Mrs.Priti Prakash Jakhate in respect of Two storied House on Plot No. 11 admeasuring 266.70 Sq. Mtrs., Constructed areas 258.75 sq.mts. of Survey No.491/A/4 of Final Plot No. 88/10 and as per City Survey adm. 229.5 Sq.Mtr. situated at Mehrun, Jalgaon Tal. & Dist. Jalgaon.

2) Delete Name on 15-9-2015 – I have found that Akshay Prakash Jakhete become major and therefore name of his guardian Priti Prakash Jakhate delete from record of rights and only enter the name of Akshay Prakash Jakhete in respect of Two storied House on Plot No. 11 admeasuring 266.70 Sq. Mtrs., Constructed areas 258.75 sq.mts. of Survey No.491/A/4 of Final Plot No. 88/10 and as per City Survey adm. 229.5 Sq.Mtr. situated at Mehrun, Jalgaon Tal. & Dist. Jalgaon.



CHALLAN
MTR Form Number-6



MH015205305202223E		BARCODE		Date 13/02/2023-12:10:39		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Search Fee				TAX ID / TAN (If Any)			
Other Items				PAN No.(If Applicable)			
Office Name JLG2_JALGAON 2 JOINT SUB REGISTRAR				Full Name		Adv Bharti Isai	
Location JALGAON				Flat/Block No.			
Year 2022-2023 One Time				Premises/Building			
Account Head Details			Amount In Rs.		Road/Street		
0030072201 SEARCH FEE			25.00		Area/Locality Jalgaon		
					Town/City/District		
					PIN		
					4 2 5 0 0 1		
					Remarks (If Any)		
					search of 1 year of S no 491/A/4 of Plot no 11 Final plot no 88/10 at		
					Mehrun Shivar Jalgaon		
					Amount In		
					Twenty Five Rupees Only		
Total			25.00		Words		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				00040572023021364712		IK0CCIORC2	
Cheque/DD No.				Bank Date		RBI Date	
				13/02/2023-12:24:12		Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9420387646
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करवल्याच्या दस्तांसाठी लागू नाही.



Bharti Dinesh Isai, Advocate,



Office no 409, Vishwakarma Sankul ,near Govinda Riksha stop ,Behind District Court, Jalgaon
Tal. & Dist. Jalgaon. 9420387646

5— **By Mortgage** ---I have found that Moto den Automotives Pvt.Ltd. & Adity Cars Pvt.Ltd.,Mumbai through its director Mrs. Priti Prakash Jakhete & Akshay Prakash Jakhete was borrower and Akshay Prakash Jakhete was guarantor availed loan facility from State Bank of India – Nariman Point ,Mumbai and said bank was kept his charge on Two storied House on Plot No. 11 admeasuring 266.70 Sq. Mtrs., Constructed areas 258.75 sq.mts. of Survey No.491/A/4 of Final Plot No. 88/10 and as per City Survey adm. 229.5 Sq.Mtr. situated at Mehrun ,Jalgaon Tal. & Dist. Jalgaon by way of Notice of intimation regarding mortgage by way of deposit of title deed document bearing no. 1751/2021 dt.07-07-2021.

6--**Legal Opinion**—On perusal of the above said documents and I have taken search of the record of Index II from the office of sub registrar-Jalgaon , I am of the opinion that ,the present applicants Akshay Prakash Jakhete is owner and possessor of Two storied House on Plot No. 11 admeasuring 266.70 Sq. Mtrs., Constructed areas 258.75 sq.mts. of Survey No.491/A/4 of Final Plot No. 88/10 and as per City Survey adm. 229.5 Sq.Mtr. situated at Mehrun ,Jalgaon Tal. & Dist. Jalgaon and having its clear and marketable title which is free from all encumbrances **except charger of State Bank of India, Branch- Nariman Point ,Mumbai.**

The said document of title referred to above are the perfect evidence of the title of the property .Hence I certify that Title is valid and perfect and such Mortgage will be available to the Bank for the enforcement of liability of the owner also, Bank can accept the property as security for the proposed Loan,.

Hence, this encumbrance certificate.

Place ---Jalgaon

Date— 13—02—2023

Seal and signature of Adv.

Adv.Bharti Isai





Friday, February 27, 2009

5:20:28 PM

पावती

Original

नोंदणी 39 म.

Regn. 39 M

पावती क्र. : 619

दिनांक 27/02/2009

गावाचे नाव मेहरुण

दस्तऐवजाचा अनुक्रमांक जलन3 - 00619 - 2009

दस्ता ऐवजाचा प्रकार दान



सादर करणाराचे नाव: श्री अक्षय प्रकाश जाखटे चे अज्ञान पालन करणार म्हणुन सौ प्रिती प्रकाश - -

नोंदणी फी :- 25470.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (21) :- 420.00

एकूण रु. 25890.00

आपणास हा दस्त अंदाजे 5:35PM ह्या वेळेस मिळेल

सह. दुय्यम निबंधक (वर्ग-२)
जळगाव-३

बाजार मुल्य: 2547000 रु. मोबदला: 0रु.

भरलेले मुद्रांक शुल्क: 51000 रु.

Rs 32400/-

The Akola Urban Co-Operative Bank Ltd., Akola- Branch, Natraj Hall, Opp. Padmalay Govt Rest House, Jakrisanwadi, Jalgaon

D-5/STP(V)/C.R. 1013/01/04/ 712 - 715/2007.

भारत 64853 187617



INDIA

Special Adhesive FEB 27 2009

15:17

R.0032400/-PB5092

STAMP DUTY MAHARASHTRA

Sale Regi. Sr. No. 64853 Date 27 FEB 2009
Name & Add. of Purc. शिवचंद्र शंकरलाल जाधे
By Whom विजय शंकरलाल जाधे
Rs. 32400/- (Rs. तीस हजार चार सौ)
Sign. [Signature]

For The Akola Urban Co-Op. Bank Ltd. Br. Jalgaon

Authorised Signatory



॥ श्री ॥

बक्षीस पत्र

ज ल न-३
ब.क्र. ६९६/२००९
११२९

सदरचे बक्षीस पत्र मौजे जळगांव

शिवारातील, जळगांव शहर महानगरपालिका, जळगांव व सिटी सर्व्हे, जळगांव यांचे हद्दीतील, प्लॉट जागा व त्यावरील सुमारे १० वर्षपेक्षा जास्त जुन्या बांधीव इमारतीतील अविभाज्य हिश्याचे तारीख २७ फेब्रुवारी २००९ रोजी जळगांव मुक्कामी लिहून दिले असे.

श्री अक्षय प्रकाश जाखेदे, उ.व. १५ वर्ष,
धंदा - शिक्षण, चे अज्ञान पालन करणार म्हणुन
सौ. प्रिती प्रकाश जाखेदे, उ.व. ४३ वर्षे,
धंदा - व्यापार, रा. शिवमोहिनी, प्लॉट नंबर ११,
शिवराम नगर, जळगांव, ता. जि. जळगांव.

बक्षीसपत्र
लिहून घेणार

AN AEWPS3660 F 27 FEB 2009

Sale Regi. Sr. No. 64858 Date 27 FEB 2009
Name & Add. of Purc. Shivchandra Shankarlal Jadhete
By Whom Vijay Bhandarkar
Rs. 18600/- (Rs. Eighteen thousand Six hundred only)
Sign. [Signature]

For The Akola Urban Co-Op. Bank Ltd. Br. Jalgaon

Authorised Signatory

The Akola Urban Co-Operative Bank Ltd., Akola- Branch, Natraj Hall, Opp. Padmalay Govt Rest House, Jakrisanwadi, Jalgaon
D-5/STP(V)/C.R. 1013/01/04/ 712 - 715/2007.
भारत 64858 100616
Special Adhesive FEB 27 2009
R.0018600/-PB5092
16:16
STAMP DUTY MAHARASHTRA

.. २ ..

१) श्री. शिवचंद्र शंकरलाल जाखटे,
Pan No. AANPJ 8346 H
उ.व. ७६ वर्ष, धंदा - सुखवस्तु,

२) सौ. मोहनाबाई शिवचंद्र जाखटे,
Pan No. ADJPJ 4145 R
उ.व. ७२ वर्ष, धंदा - सुखवस्तु,
दोधे रा. शिवमोहिनी, प्लॉट नंबर ११,
शिवराम नगर, जळगांव, ता.जि. जळगांव

ज ल न-३
ब.क्र. ६२१/२००९
२२१

बक्षीस पत्र
लिहून देणार...

कारणे बक्षीस पत्र लिहून देतोत की, --

आमचे संपुर्ण मालकीची व कब्जे उपभोगातील स्वसंपादीत खालील सविस्तर वर्णन केलेली स्थावर मिळकत, प्लॉट जागा व त्यावरील सुमारे १० वर्षपेक्षा जास्त जुन्या बांधीव इमारतीतील अविभाज्य हिश्याचे, सामाईक सुखसोईचे मालकी व वापर हक्कासह व तदंगभुत वस्तुसुद्धा आम्ही तुम्हांस कायम स्वरूपी पूर्ण मालकी हक्काने ह्या बक्षीस पत्राने तुमचे प्रत्यक्ष कबजात व ताब्यांत दिली. त्या मिळकतीचे वर्णन --

तुकडी जिल्हा जळगांव पोट तुकडी तालुका जळगांव, सब रजिस्ट्रेशन ऑफिस जळगांव पैकी मौजे जळगांव शिवारातील, जळगांव शहर महानगरपालिका, जळगांव व सिटी सव्हे, जळगांव यांचे हद्दीतील (विभाग क्र. ७/२३७ मधील)

मौजे मेहरुण शिवारातील शेत सव्हे नंबर ४९१/अ/४ यांतील प्लॉटसुपैकी प्लॉट नंबर ११ याचे ७/१२ उतान्याप्रमाणे क्षेत्र २६६.७० चौ.मी. आहे. सदरहु प्लॉटजागेस टाऊन प्लॅनिंग स्कीम नंबर III नुसार फायलन प्लॉट नंबर ८८/१० असा लागलेला असुन सिटी सव्हे रेकॉर्ड प्रमाणेचे क्षेत्र २२९.५ चौ.मी. आहे.

सदर प्लॉट जागेवर मे. चिफ ऑफिसर सो., जळगांव यांचेकडील बांधकाम



.. ३ ..

ज ल न-३

व.क्र. ६९८/२००९

३१२९

परवानगी पत्र क्रमांक ३००१, दिनांक
०२.०३.१९९६ अन्वये बांधकाम परवानगी

मिळालेली आहे. यांत स्टील पार्कींग, डायनिंग
हॉल, बेड रुम अँटॅच टॉयलेट, एक लिव्हींग + डायनिंग, स्टोअर, किचन, एंट्रन्स
लॉबी व वरच्या मजल्यावर जाणेसाठीचा जीना असे पहिल्या मजल्यावर व वरच्या
मजल्यावर बेडरुम अँटॅच टॉयलेट, लॉबी, दोन बेडरुम, दोन टॉयलेट, कव्हर्ड टेरेस
असे बांधकाम केलेले असून त्याचे एकुण बांधीव क्षेत्र २५८.७५ चौ.मी. आहे.
सदरचे इमारतीत इलेक्ट्रीक फिटिंग व नळ फिटिंग केलेली असून त्यांस इलेक्ट्रीक
मीटर्स व पाण्याचे कनेक्शन्स घेतलेले आहे ते तुमचे नांवाने तबदील करून घेण्याचे
हक्कासह तसेच सदरची इमारत आज रोजी जशी आहे तशी, जेथे आहे तेथे, त्यातील
तदंगभूत वस्तुंसह व सामाईक सुखसोईतील अविभाज्य हिश्याचे मालकी व वापर
हक्कासह यासंपूर्ण मिळकतीच्या चतुःसिमा : पुर्वस - वापर व रोड रस्ता, पश्चिमेस :
सर्व्हे नंबर ४८८/२, उत्तरेस : प्लॉट नंबर १२, दक्षिणेस : प्लॉट नंबर १०.

येणेप्रमाणे वर सविस्तर वर्णन केलेली मिळकतीच्या पुर्ण मालकी हक्कासह
व तदंगभूत वस्तुंसह ही ह्या बक्षिस पत्रातील मिळकत होय जिचा उल्लेख यापुढे सदर
स्थावर मिळकत असा केलेला आहे.

मूल्या मूल्याच्या मूल्या मूल्या

तुम्ही बक्षिस पत्र लिहून घेणार हे माझे/नातु आहे. आमचे तुझेवर अतिशय
प्रेम आहे. सदर वर सविस्तर वर्णन केलेली मधील स्थावर मिळकत ही तुझ्या सोईची
असल्याने व तुझेवर असलेल्या प्रेमांमुळे आम्ही तुला सदरचे बक्षिसपत्राने आमचे
मालकीची व कब्जे उपभोगातील बांधीव मिळकत तुला सदरचे बक्षिसपत्राने बक्षिस
दिलेली आहे व तुम्हांस सदरचे बक्षिस पत्राने आज रोजी बक्षिस दिलेल्या वरील
मिळकतीचा सुखसोईसह तु लिहून घेणार यांने आनंदाने स्विकार करून प्रत्यक्ष कब्जे
उपभोगात व ताब्यांत घेतली आहे.



हे मूल्यावर लिखित आहे

ज ल न-३
व.क्र. ६९९/२००९
६१२९

येणेप्रमाणे सदरचे बक्षिस पत्रानुसार तु वर सविस्तर वर्णन केलेली स्थावर मिळकतीचा पूर्ण व कायमचे मालक व कब्जेदार झाला आहात. सदर वर उल्लेख केलेल्या मिळकतीवर आमचा अगर आमची मुले अगर वंश आली वारस, भाउबंद, नातेवाईक वगरे यांचा काही एक मालकी हक्क, हितसंबंध राहिलेला नाही. याही उपर तसा तो कोणी दाखविल्यास तो या बक्षिस पत्राने रद्द बातल समजण्यात यावा.

सदर वर सविस्तर वर्णन केलेली मिळकत आम्ही यापुर्वी कोठेही गहाण, दान, बक्षीस, लीज, खरेदी, विक्री, करारात, कोर्ट कारवाईत, जामिनकीत, जप्तीत, हक्कसंबंधात वा मृत्यूलेखात अगर कोणत्याही प्रकारच्या जड जोखमीमध्ये दिलेल्या नाही. सदरचे स्थावर मिळकतीस निर्वेध, निजोखमी व बोझे विरहीत असे टायटल आहे.

सदर वर सविस्तर वर्णन केलेली स्थावर मिळकतीबाबतचे आज तारखेपासुन येणारे संपुर्ण सरकारी व निमसरकारी कर, महानगरपालिका कर वगैरे सामाईक मालक व कब्जेदार म्हणुन तुम्ही भरावयाचे आहेत.

सदरचे बक्षीस पत्रान्वये वर सविस्तर वर्णन केलेल्या स्थावर मिळकतीचे तुम्ही पुर्ण मालक व कब्जेदार म्हणुन तुम्ही तुमचे नांव लावुन घ्यावे त्यासाठी करावे लागणारे अर्ज व नोटीसांवर आम्ही तुम्हांस सहाय्य करुन दिलेल्या आहेत व याही उपर भविष्यांत तुमचे नावाने सदरची स्थावर मिळकत होईपावेतो, माझे जाब जबाबाची, सहायांची आवश्यकता भासेल तेथे तेथे आम्ही तुम्हांस सहाय्य व प्रत्यक्ष हजर राहुन जाब जबाब देईल.

सदरचे बक्षीसपत्रासाठी येणारा संपुर्ण खर्च जसे स्टॅम्प ड्युटी, रजिस्ट्रेशन फि व इतर अनुषंगीक खर्च तुम्ही लिहून घेणारांनीच केलला आहे.

ज ल न-३
द.क्र. ६९९/२००९
५/२९

सदर वर सविस्तर वर्णन के लेल्या मिलकतीचे एकुणात किंमत रु. १६,१६,९६२/- मात्र येत असुन सदरचे किंमतीवर मुंबई स्टॅम्प अॅक्ट, १९५८ चे कलम ३४ मधील सुधारित तरतुद दिनांक ०१.०५.२००२ नुसार दोन टक्केप्रमाणे रु. ३२,४००/- मात्रचा संपुर्ण स्टॅम्प सदरचे बक्षीस पत्रास लावलेला आहे.

येणेप्रमाणे सदरचे बक्षीस पत्र आम्ही राजीखुशीने स्वसंतोषाने समजुन, उमजुन वाचुन उभय साक्षीदारांसमक्ष सहा करुन आज तारीख २७ फेब्रुवारी २००९ रोजी जळगांव मुक्कामी लिहून दिले असे.

१) श्री. शिवचंद्र शंकरलाल जाखटे,

[Signature]

२) सौ. मोहनाबाई शिवचंद्र जाखटे,
बक्षीस पत्र लिहून देणार

[Signature]

सदर बक्षीस पत्रातील उल्लेख केलेली स्थावर मिळकत व त्यावरील इमारतीचा मी आनंदाने स्विकार केलेला आहे.

श्री अक्षय प्रकाश जाखटे यांचे
ठा. पा. क. जाडे सौ. प्रदीप प्रकाश जाखटे
बक्षीस पत्र लिहून घेणार

[Signature]

[Signature]

--: साक्षीदार :--

१) *[Signature]*
Bavdekar Rajendra
श्री. बा. दे. र. जाखटे

२) *[Signature]*
Punraj S. Patil
सौ. पु. र. जाखटे



FRANKING DEPOSIT SLIP
CUSTOMER COPY

No.

78422

Date :

27/2/09

Deposit Br.

Fei

Pay to Acct. Stamp Duty

Franking Value	Rs.	32400/-
Service Charges	Rs.	10/-
Total	Rs.	32410/-

Name of Stamp duty Paying party

શ્રીમતી રાજાચંદ્રા સારંગ
બા વિવેક સારંગ.

DD / Cheque No.

Drawn on bank

(FOR BANK USE ONLY)

Item No.

187617

Franking Sr. No.

69853

Officer



THE AKOLA URBAN CO-OP. BANK LTD., AKOLA

(MULTISTATE SCHEDULED BANK)



दस्त गोषवारा भाग-1

जलन3

दस्त क्र 619/2009

20129

दुय्यम निबंधकः
जळगांव 3

619/2009

पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

पक्षकाराचा प्रकार : दान
पक्षकाराचे नाव व पत्ता : श्री अश्वय प्रकाश जाखटे चे अज्ञान पालन करणार
पक्षकाराचे नाव व पत्ता : श्री अश्वय प्रकाश जाखटे -
पत्ता : घर/फ्लॅट नं. -
गल्ली/रस्ता : -
ईमारतीचे नाव : -
ईमारत नं. : -
पेठ/वसाहत : -
शहर/गाव : शिवमोहिनी, 11, शिवा

लिहून घेणार

वय 43

सही



नाव : श्री शिवचंद्र शंकरलाल जाखटे
पत्ता : घर/फ्लॅट नं. -
गल्ली/रस्ता : -
ईमारतीचे नाव : -
ईमारत नं. : -
पेठ/वसाहत : -
शहर/गाव : शिवमोहिनी, 11, शिवाराम नगर,
तालुका : जळगांव
पिन : -
पॅन नम्बर : AANP

लिहून देणार

वय 76

सही



नाव : सौ मोहनाबाई शिवचंद्र जाखटे
पत्ता : घर/फ्लॅट नं. -
गल्ली/रस्ता : -
ईमारतीचे नाव : -
ईमारत नं. : -
पेठ/वसाहत : -
शहर/गाव : शिवमोहिनी, 11, शिवाराम नगर,
तालुका : जळगांव
पिन : -
पॅन नम्बर : AD

लिहून देणार

वय 72

सही



सह.दुय्यम निबंधक (वर्ग-२)
जळगाव-३

16

जल न-3
व.क्र. ६९८/२००९
११/२१

BUILDING PERMIT FOR IS
GRANTED UP TO FIFTH FLOOR ONLY
9/2/29

Recommended for approval
Town Municipal Council, Jalgaon.
APPROVED PLAN
Approved subject to the condition
maintained in this Letter No. 10000
Dated 10/2/29
Chief officer,
Jalgaon Municipal Council, Jalgaon.



AREA STATEMENT

	SQ. M.
AREA OF PLOT NO. II	260.70
PROPOSED B/UP AREA OF G FLOOR	152.18
PROPOSED B/UP AREA OF F FLOOR	258.75

SCHEDULE OF DOOR & WINDOWS.

	W	H
W1	1.95 X 1.20 M	
W2	1.20 X 1.20 M	
W3	0.90 X 1.20 M	
W4	0.90 X 1.20 M	
W5	0.90 X 1.20 M	
W6	0.90 X 1.20 M	
W7	0.90 X 1.20 M	
W8	0.90 X 1.20 M	
W9	0.90 X 1.20 M	
W10	0.90 X 1.20 M	
W11	0.90 X 1.20 M	
W12	0.90 X 1.20 M	
W13	0.90 X 1.20 M	
W14	0.90 X 1.20 M	
W15	0.90 X 1.20 M	
W16	0.90 X 1.20 M	
W17	0.90 X 1.20 M	
W18	0.90 X 1.20 M	
W19	0.90 X 1.20 M	
W20	0.90 X 1.20 M	
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W22	0.90 X 1.20 M	
W23	0.90 X 1.20 M	
W24	0.90 X 1.20 M	
W25	0.90 X 1.20 M	
W26	0.90 X 1.20 M	
W27	0.90 X 1.20 M	
W28	0.90 X 1.20 M	
W29	0.90 X 1.20 M	
W30	0.90 X 1.20 M	
W31	0.90 X 1.20 M	
W32	0.90 X 1.20 M	
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W37	0.90 X 1.20 M	
W38	0.90 X 1.20 M	
W39	0.90 X 1.20 M	
W40	0.90 X 1.20 M	
W41	0.90 X 1.20 M	
W42	0.90 X 1.20 M	
W43	0.90 X 1.20 M	
W44	0.90 X 1.20 M	
W45	0.90 X 1.20 M	
W46	0.90 X 1.20 M	
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W64	0.90 X 1.20 M	
W65	0.90 X 1.20 M	
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W81	0.90 X 1.20 M	
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W84	0.90 X 1.20 M	
W85	0.90 X 1.20 M	
W86	0.90 X 1.20 M	
W87	0.90 X 1.20 M	
W88	0.90 X 1.20 M	
W89	0.90 X 1.20 M	
W90	0.90 X 1.20 M	
W91	0.90 X 1.20 M	
W92	0.90 X 1.20 M	
W93	0.90 X 1.20 M	
W94	0.90 X 1.20 M	
W95	0.90 X 1.20 M	
W96	0.90 X 1.20 M	
W97	0.90 X 1.20 M	
W98	0.90 X 1.20 M	
W99	0.90 X 1.20 M	
W100	0.90 X 1.20 M	

जल न-3
व.क्र. ६९८/२००९
११/२१

REFERENCES
PLOT BOUNDARY SHOWN
PROPOSED WORK SHOWN
DRAINAGE LINE SHOWN
RED DOTTED

PROPOSED CONSTRUCTION AT PLOT NO II.
OF SNO 491/A4, MEHARUN, TAL DIST-JALGAON,
F.P NO 891/A, I.P.S. NO III, JALGAON FOR
SHRI-SHIVCHANDRA S. JAYSHETKAR

ARCHITECT- SHASHIKANT R. KILBARNI
KULKARNI ASSOCIATES
ARCHITECTS-ENGINEERS-INTERIOR DESIGNERS
45/101, 102, 103, JALGAON TEL. NO. 2875

जल न-3
व.क्र. ६९८/२००९
११/२१

जल न-3
व.क्र. ६९८/२००९
११/२१

जल न-3
व.क्र. ६९८/२००९
११/२१

AREA KEY PLAN - G.F.

AREA CALCULATION - SQ. M.

	SQ. M.
TOTAL AREA	877.14
AREA OF PLOT NO. II	260.70
AREA OF PLOT NO. III	152.18
AREA OF PLOT NO. IV	258.75

AREA KEY PLAN - F.I.

AREA CALCULATION - SQ. M.

	SQ. M.
TOTAL AREA	877.14
AREA OF PLOT NO. II	260.70
AREA OF PLOT NO. III	152.18
AREA OF PLOT NO. IV	258.75

FIRST FLOOR PLAN

SECOND FLOOR PLAN

**STATE BANK OF INDIA
SME Backbay Reclamation Branch**

Annexure - F: Checklist on identification and physical verification of the property



(Physical verification of the properties mortgaged to the Bank must be meticulously
Followed in case of all loans.)

Name of valuer: VISHAL BHARAT DESHMUKH

Date of valuation: 02.02.2021.

Name of the Branch/ Business Unit :-	SME Backbay Reclamation (11688)
Name(s) of the Inspecting Officials :-	Sandesh Malpani Reema Panchal

Date : 31.01.2021

S. No	Parameters	Details	Checked (Y or N)	CSO	Relationship Manager
1	Name of the title holder of the property(ies)	Motoden Automotives Pvt Ltd	Yes		
2	Whether Borrower/s or Guarantor/s	Borrower	Yes		
3	Constitution of the Borrowers	Pvt Ltd Company	Yes		
	Guarantors	Individual/Corporate			
4	Description of documents scrutinized	As per Valuation Reports	Yes		
5	Description of Property/Properties (Address)	Plot No. 11, S No 491/A/4, At Mehrun, tal & Dist. Jalgaon	Yes		
6	Survey / Door No.	Plot No 11	Yes		
7	Extent	As per Valuation Reports	Yes		
8	Location	As per Valuation Reports	Yes		
9	Boundaries	As per Valuation Reports	Yes		
10	Location Details	As per Valuation Reports			
11	Prominent landmark	As per Valuation Reports	Yes		
12	Nearest Bus stop	-	Yes		
13	Details of enquiries made with neighbours regarding ownership/valuation	The enquiries made with the neighbours regarding the ownership & with other empanelled valuer regarding the valuation	Yes		

Certificate**Critical Aspects to be verified-**

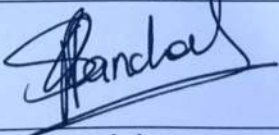

Particulars	Y/N
Are the properties identifiable	Y
Are the properties properly demarcated	Y
Are the properties accessible from the main Road	Y


Extra care to be taken if the answer to the following is "Yes" and proper mitigation /justifications to be provided.

Particulars	Y/N
Are the properties "Agricultural Land"	N
Are the properties used for running Hospital /School/College/Old age homes?	N
Are the properties situated in SEZ/EPZ/Forest /Coastal Area?	N
Are the properties tenanted before date of mortgage?	N
Is the banks interest protected if the properties are tenanted?	NA
Are there encroachments on the properties?	NA
Are the area of the properties and its boundaries are the same as give in the title deed?	Y
Will there be any impact on future reliability of properties due to existence of the neighbouring properties (e.g. burial ground etc.)	N

Certificate

a)	We confirm that we have personally visited the property accepted as Mortgage and certify that the details given in the TIR confirms to our finding.
b)	b) We have enquired the price of the property in the area and we found that our valuation in line with the trend and are reasonable. Subject to our reduction over and above the realizable value of the property.
c)	We confirm that physical verification of the property has been conducted by us independently and a photograph of the properties along with the owners of the properties has been taken as integral part of inspection and to be kept with security documents.(Owners of the property were not available on the date of visit)
d)	We confirm that there will be no issues in enforcing our security based on the information available as on date.

	CSO / Field Officer / Authorised Officer	Relationship Manager / Branch Head / Unit Head
Signature		
Name	Reema Panchal	Sandesh Malpani
Designation	CSO	Relationship Manager
Branch/Unit	SME Backbay Reclamation (11688)	SME Backbay Reclamation (11688)

	VIBHAD Ar. VISHAL BHARAT DESHMUKH (B.Arch., A.I.V.) Architect, Govt. Registered Valuer & Interior Designer	
	OFFICE "VIBHAD", Plot No.-10, Vijay Colony, Opp. Ashok Bakery, Khajamiya Road, Jalgaon – 425001 (Maharashtra-India)	Mobile No. 94 22 78 10 29 E-mail veebhad@yahoo.co.in Web https://vibhad.weebly.com

ANNEXURE – 1

2.2.2021

FORMAT OF VALUATION REPORT

(To be used for all properties of value up to Rs.5 crores)

Name & Address of Bank / Branch : State Bank of India, Nariman Point Branch.

Name of Customer (s) / Borrower Unit : Motoden Automotives Pvt Ltd
& Aditya Cars Pvt Ltd.


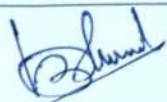
1	Customer Details				
	Name of the owner (s)		Mr. Akshay Prakash Jakhete.		
02	Apply No.				
	Property Details				
	Address.		Plot No. -11, F.P. No.-88/10, S. No.- 491/A/4 At. Mehrun, Tal. & Dist. Jalgaon.		
3	Land Mark / Google Map independent access to the property.		Shivram Nagar, Nr. M.J.College, At. Mehrun Shivar, Tal. & Dist. Jalgaon.		
	Document Details	Yes / No.	Name of Approving Authority	Approval No. & Date	
	N.A. Order.	Yes.	Collector Office, Jalgaon.	LAND/LNA/SR/67, Dt. 29/11/1966.	
	Building Plan.	Yes.	Municipal Corporation Jalgaon	3001 of 02/03/96	
	Construction permission.	Yes.	Municipal Corporation Jalgaon	3001 of 02/03/96	
	Completion	No.	Municipal Corporation Jalgaon	Not Provided.	
	Legal Document	Yes.	List of Document: Extract, Plan, Purchased deed.		
4	Physical Details.				
	Boundaries	East	West	North	South
	As on site	6.00 m Wide Road	S.No.-488/2	PLOT No -12	PLOT No -10
	As per Docs.	6.00 m Wide Road	S.No.-488/2	PLOT No -12	PLOT No -10
	Matching of properties : --		Plot Demarcated : Yes		
	Approved Land Use : Residential House.		Type of the property : Residential House.		
	Nos. of Room	Drawing + Hall : 2	Bed Rooms: 4	Toilet: 4	Dinning + Kitchen: 2
	Total No. of Floors.	Ground & First floor.	Floor Which on the property located: Ground & First floor.	Age of the property: 24 years old const. Residual Age of the property: 36 years if proper maintain	
	Type of structure / Brief Description: The property is RCC framed structure building, Super structure in brick wall with cement plaster from both sides, R.C.C. slab, column, beams, lintel, T.W. Doors & Aluminium glass sliding windows, Ceramic & Marble flooring, Compound wall, gate, paving, all electrical, plumbing and sanitation lines completed.				



5	Tenure / Occupancy Details.				
	Status of Tenure: Owner possession.	Owned / Rented : Owned	No of years of occupancy: 11 yrs		
6	Relationship of Tenant or owner: Nil				
	Stage of Construction				
	Under construction / Complete	Completed.			
	If under construction, extent of completion.	Completed.			
7	Violation if any observed		No Violation.		
	Nature and extent of violation.		Nil.		
8	Area details of the property.				
	Applicant Plot Area = 2870 Sq.m. i.e. 2785 Sq.ft.				
	Built up Area. a) Ground Floor = 136.57 Sq.m				
	First floor = 120.31 Sq.m				
	Total = 256.88 Sq.m				
	b) Compound wall, gate, paving, Overhead & Underground water tank.				
	Site Area	Plinth Area	Carpet	Saleable Area	Remarks
	266.70 Sq.m.	136.57 Sq.m.	218.348 Sq.m.	256.88 Sq.m.	Double storied
9	Valuation				
	Land Valuation	: 266.70 sqm x Rs.84000/-	= Rs.2,24,02,800/-		
	Building Valuation	: a) 256.88 sqm x Rs.19500/-	= Rs. 50,09,160/-		
		b) Compound wall, Gate, Paving	= Rs. 9,00,000/-		
		c) Interior, Furniture, Elevations etc.	= Rs. 35,00,000/-		
		Total	= Rs. 94,09,160/-		
	I. Government Ready Recknor Value.		= Rs. 11690/- per Sq.m.		
	Land Value= 266.70 sqm x Rs. 11690/- = Rs.31,17,723/-				
	II. In case of variation of 20% or more in the valuation proposed by the valuer and the guideline value provided in the state govt. notification or income tax gazetteer Justification on variation has to be given: I have personally visited the Property and investigate the market rate and the rate based on residential, Commercial and development growth of all around the property.				
	Summary of Valuation				
	1. Land Value	: Rs. 2,24,02,800/-			
	2. Building Value	: Rs. 94,09,160/-			
	3. Land & Building Total	: Rs.3,18,11,960/-			
	4. Say Amount	: Rs.3,18,11,000/-			
	5. Realizable value	: Rs. 2,86,29,900/-			
	6. Forced / Distress sale value	: Rs. 2,54,48,800/-			



[Signature]

10.	Assumptions / Remarks <ol style="list-style-type: none"> 1. Qualification in TIR / Mitigation suggested, if any : Nil. 2. Property is SARFAESI complaint : Yes. 3. Whether the property belong to social infrastructure like Hospital, school, old age home etc. : No. 4. Whether entire piece of land on which the unit is set up / Property is situated has been mortgaged or to be mortgaged: mortgage property. 5. Details of last two transaction in the locality / area to be provided, if any : Not Available. 6. Any other aspect which has relevance on the value or Marketability of the property. : Nil.
11.	Declaration. <ol style="list-style-type: none"> 1. The property was inspected by the undersigned on 01/02/2021. 2. The undersigned does not have any direct / indirect interest in the above property. 3. The information furnished herein is true and correct to the best of our knowledge. 4. I have submitted valuation report directly to the bank.
12.	Name, Address & signature valuer with wealth tax registration No. Place: Jalgaon. Date: 02/02/2021. <div style="text-align: center;">  </div> <div style="text-align: right;">  Ar. Vishal Bharat Deshmukh Govt. Approved Valuer & Architect Reg.No.- CAT-I- A24411 </div>
13.	Enclose Document: Photographs, Google Location Map, Govt. R.R. Chart. 2020-21.

Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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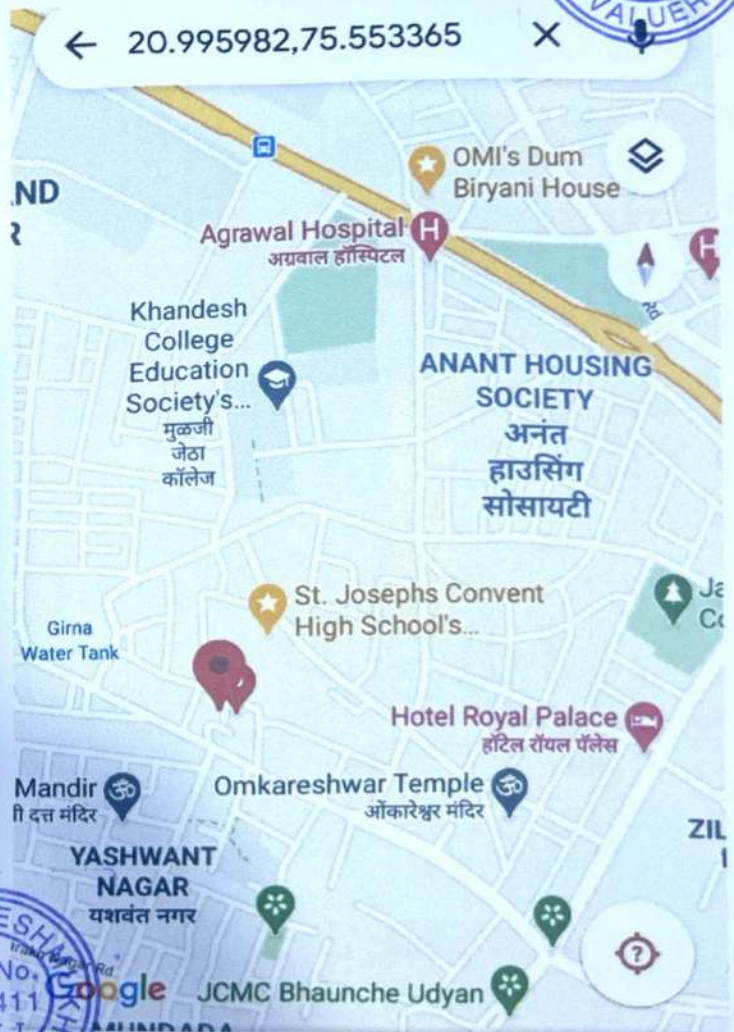
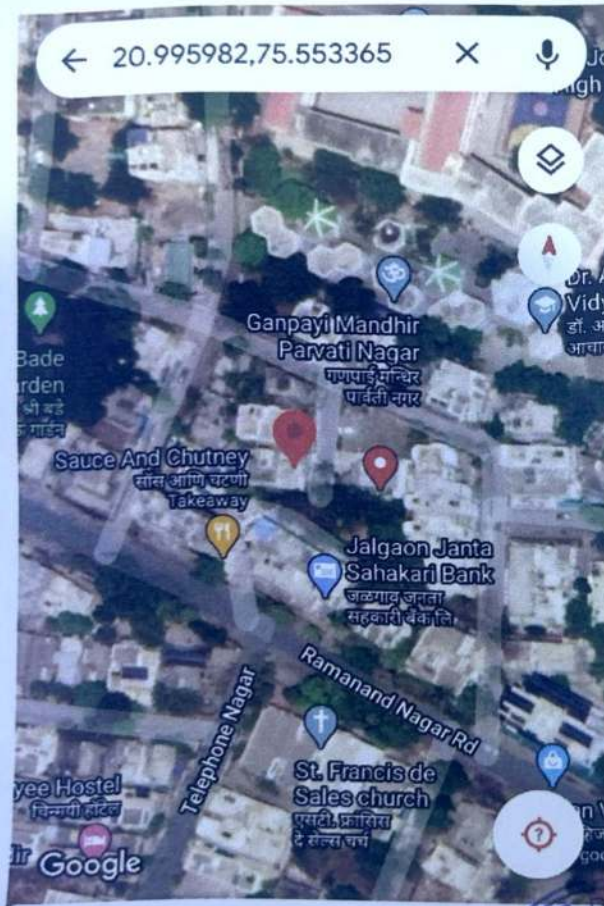
Year
2020-2021

Annual Statement of Rates **Language**
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उपविभाग	कुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
7/233-उर्वरित भाग व न.र.यौ.क्र.2- रहिवास व तत्सम विभागातील मिळकती	11690	27700	39900	66000	0	चौ. मीटर	अंतीय प्लॉट नंबर

VISHAL B. DESHMUKH
Reg.No. A-24411
CAT-I
VALUER



[Handwritten signature]



Vishal