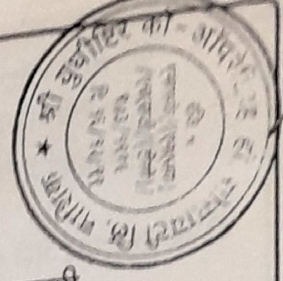


॥ श्री ॥

3

ताबा पावती



ताबा दिनांक २५/१०/०४ रोजी

नाशिक मुक्कामी,

सहकारी गृहनिर्माण संस्था लि. नाशिक
तर्फे

१. चेअरमन, युशीकर
सहकारी गृहनिर्माण संस्था (म.) नाशिक

लिहून देणार

२. सेक्रेटरी, युशीकर
सहकारी गृहनिर्माण संस्था (म.) नाशिक

यांसी

सभासद

श्री. जोशी सुनित्र अंबक

लिहून घेणार

कारणे ताबा पावती लिहून दिली/घेतली ती येणेप्रमाणे :-

१. मिळकतीचे वर्णन :

तुकडी पोट तुकडी ता. जि. नाशिक पैकी नाशिक महानगरपालिका हद्दीतील मौजे वडाळा शिवारातील
सर्व्हे नंबर १०१/१ प्लॉट नंबर ६७ ते ६४ क्षेत्रफळ चौ.मी.मध्ये बांधील
इमारतीतील तळ / पहिला / दुसरा मजल्यावरील सदनिका क्र. B/6/3 ✓
यांसी चटई क्षेत्र नकाशाप्रमाणे चौ.फुट यांसी चतुःसिमा :-

पूर्वेस : सदरि क १४/५/५
पश्चिमेस : इमारतीची कोकडी जागा.
दक्षिणेस : सदरि क १४/५/२
उत्तरेस : कोकडी जागा

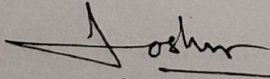
येणे प्रमाणे दरोबरत मिळकत :

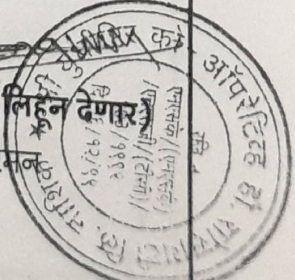
२. वरील सदनिका खरेदी संस्थेकडून सहकारी तत्वानुसार धारण केली आहे. त्यानुसार मिळकत कब्जेत मिळणेपोटी मी ही कब्जापावती संस्थेच्या वतीने चेअरमन, सेक्रेटरी यांचेकडून करून घेत आहे.

मी कब्जा घेणार असे जाहिर करतो की, जोशी सुनिता रमेश

१. मी संस्थेच्या आजपर्यंत वेळोवेळी झालेल्या सर्व सभेस हजर होतो व सभेत ठरलेल्या सर्व ठरावांना माझी संमती आहे.
२. बांधकामा संबंधी सर्व हिशोब मी तपासून घेतले असून मी भरणा केलेल्या रकमांच्या जमा पावत्या मला मिळाल्या आहेत. संस्थेच्या हिशोबा बाबत व माझे व्यक्तिगत हिशोब-बाबत माझे समाधान झाले असून माझी काही एक तक्रार नाही.
३. संस्था नोंदणीकृत झालेपासून तर आजपावेतो चेअरमन व सेक्रेटरी यांनी केलेले सर्व आर्थिक व्यवहार, वेळोवेळी घेतलेले निर्णय व बँकेचे अधिकार मला मान्य असून माझे पूर्णपणे समाधान झालेले आहे. काहीही एक तक्रार नाही.
४. संस्थेच्या इमारतीचे बांधकाम चालू असतांना मी बांधकामाचा दर्जा प्रत्यक्ष जागेवर येऊन पाहत असे बांधकामाचा दर्जा उत्तम असल्याबाबत माझी खात्री आहे.
५. मला ताब्यात देण्यांत आलेल्या सदनिकेत स्वतंत्र लाईट, पाणी सुविधा सुव्यवस्थित आहे. तसेच संडास, बाथरूम व किचन मधील पाणी व ड्रेनेज लाईन सुव्यवस्थित आहे त्या विषयी माझी खात्री झाली आहे. तसेच सदनिकेतील सर्व काम समाधानकारक असून माझी काहीही एक तक्रार नाही.
६. मला ताब्यात देण्यांत येणाऱ्या सदनिकेचा आजपासून संस्थेने ठरविल्यानुसार जो वयक्तिक अगर एकत्रीत देखभाल खर्च राहिल तो वेळच्या वेळी देण्यांस मी बंधनकारक राहिल.
७. संस्थेने यापूढे ठरविलेल्या प्रत्येक बाबीस / ठरावास माझी हरकत राहणार नाही.
८. संस्थेच्या इमारतीचे नाशिक महानगरपालिका, नाशिक यांचेकडून बांधकामाचा वापर करणे बाबतचा पूर्णत्वाचा दाखला मिळाल्यापासून सर्व कर, घरपट्टी, पाणी लाईट बील तसेच कॉमन लाईट बील व पाणी बील वेळच्या वेळी भरणे मला बंधनकारक राहिल.
९. सहकार नियमानुसार सर्व नियमांचे पालन करणे मला बंधनकारक राहिल.
१०. संस्थेच्या परवानगीशिवाय सदनिका भाड्याने देता येणार नाही. अगर घावयाचे असल्यास संस्थेने ठरविलेल्या नियमाप्रमाणेच सदनिका भाड्याने देता येईल.
११. दरमहा संस्थेने ठरवून दिले प्रमाणे रु. १५०/- मेटेनन्स देणेस मला बंधनकारक राहिल.

येणे प्रमाणे वरील मिळकतीत नमूद केलेली सदनिका आज रोजी ताब्यात देण्यांत येत असून त्यावेळी संमतीदर्शक सहाय्य लिहून घेणार यांची या साक्षीदारासमोर केलेल्या आहेत.


(कब्जा पावती लिहून घेणार)
सभासद


(कब्जा पावती लिहून घेणार)
चेअरमन

साक्षीदार :

१)

२)

6



महाराष्ट्र शासन

4

नोंदणीचे प्रमाणपत्र

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येते की,
~~श्री. सुधाकर कोर्जेप होसिंग सोलायटी लि. नाशिक~~
ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६० मधील
(सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१)
अन्वये नोंदण्यात आलेली आहे.

उपनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी
संस्थांचे नियम, १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे
वर्गीकरण गृह निर्माण संस्था असून उप-वर्गीकरण
~~अधिकृत सह आगोदारी संस्था~~ आहे.

कार्यालय



सही

[Signature]

हुदा (प. घ. पी. कोतवाल)
उपनिर्देशक

सह. संस्था नाशिक तालुका.

नोंदणी क्रमांक - २२९६६ / (एअएएके) / एअएएजी / (टीसी) / २५३/१९९२
दिनांक २५/१२/१९९२



महानगर - ५४

3

नाशिक महानगरपालिका, नाशिक

नाशिक महानगरपालिका, नाशिक

जमात क्रमांक/नामगना/००१२०४

दिनांक १६/१२/२००२



N^o 002204

इमारत बांधकामाचा वापर करणे बाबतचा दाखला (पूर्ण/अंशपूर्ण)

~~श्री. प्रेमचंदराव - श्री. सुशिलदेव - श्री. सुशिलदेव - श्री. सुशिलदेव - श्री. सुशिलदेव~~

मंदिर : तुमचा दिनांक १/११/२००२ चा अर्ज क्रमांक : बी/२००-५१
११११०२

महाराष्ट्र :

दाखला देण्यात येतो की,

श्री. सुशिलदेव गिवातीत सि.ए.नं.

क्रमांक १०१११

पुणे येथील इमारतीचा वापर करणे बाबतचा दाखला देण्यात येतो

महानगराचे इकडील बांधकाम परवानगी न. २००४/३१५

दिल्याप्रमाणे सर्वेक्षक (आर्किटेक्ट) श्री. राय ३१/१२/२००२

यांचे निरीक्षणखाली पूर्ण झाली असून निवासी/विवसेल/शैक्षणिक कारणासाठी स्थालीन शतांश अधिन गा.म.

इमारतीचा वापर करणेस परवानगी देण्यांत येत आहे. त्याचे एकूण बांधकाम क्षेत्र ६३५-३२, ७१५-११, ७१५-११

चौ.मि. व चढई क्षेत्र (कारपेट एरिया) ६६९-६८, ६१९-५६, ६१९-५५

१) सध्या इमारतीचा वापर निवासी/विवसेल/शैक्षणिक कारणासाठी करता येईल त्या वापरात बदल करता येणार नाही. वापरात बदल करावयाचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.

२) घरपट्टी आकारणीसाठी अलाहिचा प्रत मा. कार. अधिकक परपट्टी विभाग यांचेकडे पाठविण्यात आली आहे तरी संबंधित विभागाकडे संपर्क साधावा.

३) सिंगल फेज बिज पुढठा करणेस हरकत नाही.

उपरोक्त पूर्ण केलेल्या इमारतीत म.न.पा.च्या पूर्व परवानगी शिवाय वापर करणे व बांधकामास येत नसून

श्री. सुशिलदेव ३१/१२/२००२ ११११०२

नक्कल तयार करणार :- [Signature]
नक्कल तयार करणार :- [Signature]
नगर रचना विभाग
नाशिक महानगर पालिका
नाशिक

कार्यकारी अभियंता
नगर रचना,
नाशिक महानगरपालिका, नाशिक
अर्ज क्र. - २९५५/२००२
नक्कल फी - ७०१
रजवात फी - ७०१
वेपर फी - ७०१
एकूण - ७०१
खरी नक्कल
विभागीय अधिकारी ना.
नाशिक महानगरपालिका, नाशिक



नाशिक महानगर पालिका

मिळकतकर देयक सन 2019-2020

E-BILL

(महाराष्ट्र महानगरपालिका अधिनियम, कलम १२८ व अनुसुची ८, नियम ३९,४०)

विभागीय कार्यालय :

देयक क्रमांक :

NEW NASIK

देयक दिनांक :

नवीन भाग क्र. :

432-A

मिळकतधारकाचे पत्ता क्र. 581

15/05/2019

इंडेक्स क्रमांक :

43200310

भोगवटादार / भाडेकरी :

घर क्र. :

432/0101/UDR/03B/03

पत्ता :

JOSHI SUNIL TRIMBAK

YUDHISTIR CO. OP. HOU. SOC. PANDAV NAGARI
PATHARDI ROAD NASIK

वापराचा प्रकार	निवासी	अनिवासी	एकूण	मिळकतीचे स्वरूप	आकारणी दिनांक
वार्षिक करपत्र मूल्य रूपये	1393	0	1393		

ऑनलाईन बिल पेमेंट सुविधा
nmctax.in व nashikcorporation.in
या संकेतस्थळावर
उपलब्ध आहे.

मालमत्ता कराचे देयक nmctax.in
व nashikcorporation.in या संकेतस्थळावर
इंडेक्स क्रमांकाची नोंद केल्यानंतर
ई-बिल प्राप्त करून घेता येईल.

- भाडेकरू वापर असल्याचे मनपास लेखी कळविणे आवश्यक आहे. अन्यथा एक पट अधिक मूल्य विचारात घेऊन दंडात्मक आकारणी करणेत येईल.
- अनधिकृत बांधकामास कर आकारणी केल्याने / शास्ती बजावल्याने अथवा त्याचा कर / शास्ती भरल्याने बांधकाम अधिकृत होत नाही. तसेच कर आकारणीने अथवा कर भरल्याने कोर्टातील कामकाजास व निकालावर कार्यवाही करण्यास बाधा येणार नाही, याची नोंद घ्यावी.

- महाराष्ट्र महानगरपालिका अधिनियम, प्रकरण ८ नियम ३० अन्वये मालमत्ता कर हा प्रत्येक वर्षी १ एप्रिल व १ ऑक्टोबर याप्रमाणे दर सहामाही हप्त्याने आगाउ देय आहे.

- मिळकत करांचा भरणा महानगरपालिकेच्या कोणत्याही विभागीय कार्यालय/उपकार्यालय सोम. ते शनिवार सकाळी १० ते दुपारी ५ पर्यंत, (दुसरा व चौथा शनिवार व शासकीय सुट्ट्या सोडून) कार्यालयीन वेळेत स्वीकारण्यात येईल.

- पोस्टल बिलाकरीता व संपर्काकरीता आपत्कालिन व्यवस्थेकरिता तसेच मनपास आवश्यक त्या सुविधा उपलब्ध करून देणे कामी, मिळकतीचा पूर्ण पत्ता व मोबाईल क्रमांक, फोन क्र. तसेच ई-मेल आयडी संबंधित कर्मचारी अथवा विभागीय कार्यालयात देणे अनिवार्य आहे.

- शास्ती आकारणीबाबतचा उदाहरणादाखल नमुना तक्ता मागील पानावर दर्शविला आहे.

करांचे नांव	टक्के %	पहिली सहामाही (१ एप्रिल ते ३० सप्टेंबर)	दुसरी सहामाही (१ ऑक्टोबर ते ३१ मार्च)	एकूण रक्कम
सर्वसाधारण कर (General Tax)				418
आग निवारण कर (Fire Tax)	A	209	209	418
वृक्ष संवर्धन कर (Tree Tax)	2	14	14	28
जल लाभ कर (Water Benefit Tax)	1	7	7	14
स. स्वच्छता कर (Gen. Conservancy Tax)	4	28	28	56
मलनिःसारण लाभ कर (Sewerage Benefit Tax)	6	42	42	84
पथ कर (Street Tax)	10	70	69	139
मनपा शिक्षण कर (NMC Education Tax)	5	35	35	70
सर्व्हिस चार्जेस (Service Charge)	3	21	21	42
सरकारी शिक्षण कर (Govt Education Tax)	0	0	0	0
रोजगार हमी कर (Employee G. Cess)		0	0	0
निवासी कर (Tax on Larges Premises)	C	28	28	56
निव्वळ भागणी रक्कम	D	0	0	0
सौर ऊर्जा वापर असलेल्या निवासी वापरातील मिळकतींना मनपा करांमध्ये ५% सवलतीची रक्कम	10	0		
NEFT / RTGS द्वारे स्वतंत्र इंडेक्स क्रमांक निहाय कर भरणा करण्यासाठी बँकेचे तपशील खालीलप्रमाणे -		454		
BENEFICIARY BRANCH	Yes Bank Ltd., Canada Corner, Nashik			
IFS CODE	YESB0000021			
A/C NO.	002194600000390			
नियम ४९ (१) अन्वये बिल विहित मुदतीत न भरल्यास मनपा करांवर शास्ती दरमहा २% देय आहे.				
विवरण				रक्कम
यकबाकी				0
चालू भागणी		453		907
एकूण भागणी				0
समायोजित र.				
भरावयाची र.				1024
				1024
				1025

Receipt No: 21877 dt. 05/04/20

विभागीय अधिकारी
नाशिक महानगरपालिका नाशिक

मालमत्ता कर नियमित भरा दंड, व्याज, जमी अशी कटू कारवाई टाळा

सूचना मागील पानावर

विधायक वृद्धी

मतदानाचा हक्क बजावा

BAPAT CONSULTANTS

13, S. T. Colony, Gangapur Road, Nashik - 422 013.
☎ : 2570135, 2577627 Mob : 98904 49748
E-mail : mvbapat@yahoo.co.in

● CHARTERED ENGINEER ● GOVT. / APPROVED VALUER ● CONSULTANT

M. V. Bapat
D.M.E., D.E.E., B.E. (Elect.)
CHARTERED ENGINEER (F.I.E.)
APPROVED VALUER (F.I.V.)

BC/JSB-P/STJ/VAL/0813
DT. 14/08/2020

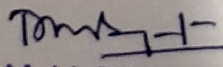
VALUATION REPORT

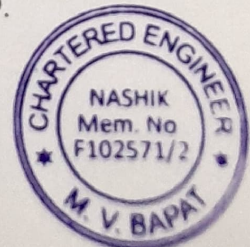
1. Name and address of the Property (flat) holder
Mr. Sunil Trimbak Joshi.
Flat no 03, ground floor, "Shree Yudhishteer Co-op Soc",
near Guru Govind Singh Polytechnic, Indira nagar - Wadala road
Pandav nagari, Nashik- 422 009.
2. Date of visit for inspection
13/08/2020
3. Person contacted
Mr. Sunil Trimbak Joshi (m- 98222 84446)
4. Property details
A residential flat no 03 on ground floor in "Shree Yudhishteer Co-op Soc" in a lower income residential locality near Guru Govind Singh Polytechnic, Indira nagar - Wadala road, Pandav nagari having two rooms and kitchen with built up area of 38.10 sq mt (410 sq ft)

Survey no 101/1, plot no 61 to 64, near Guru Govind sing Polytechnic mauje Wadala, Nashik, admeasuring 720 sq mt. Tal & Dist. Nashik within Nashik Municipal Corporation limits.
5. Purpose of valuation
To mortgage the property with the financial institution (TJSB)
6. Present valuation of the property (Flat)

Particulars	Present Market value in Rs.	Net Realizable value in Rs.	Distress value in Rs.	Govt. value in Rs.
Flat no 03	12.57 Lac	11.31 Lac	10.06 Lac	08.91 Lac
	38.10 X 33,000/ sq mt			38.10 X 29,200/ sq mt X 0.8

7. Remarks
- RCC ground plus two storied residential construction.
 - BCC is obtained from NMC vide their letter no Nagar Rachana / 2204 dated 16/12/2002.
 - The building is 18 years old and expected life of the building will be 50 years, hence residual life will be 32 years.
 - Condition of the building /flat is fair and located in lower income group residential locality.
 - Allotment deed document is registered vide document no NSN-4 / 3490 / 2020 and receipt no 4424 dated 01/06/2020.
 - Shree Yudhishteer Co-op Soc having registration no NSK / (NSK) / HSG / (TC) / 973 / 1999 dated 16/12/1999 and Mr. Sunil Trimbak Joshi is a bonafide member of the said society vide their shares certificate no 33 dated 16/12/1999.


M. V. BAPAT
Chartered Engineer
Mem. No. F- 102571/2



BAPAT CONSULTANTS

13, S. T. Colony, Gangapur Road, Nashik - 422 013.

☎ : 2570135, 2577627 Mob : 98904 49748

E-mail : mvbapat@yahoo.co.in

● CHARTERED ENGINEER ● GOVT. / APPROVED VALUER ● CONSULTANT

M. V. Bapat

D.M.E., D.E.E., B.E. (Elect.)
CHARTERED ENGINEER (F.I.E.)
APPROVED VALUER (F.I.V.)

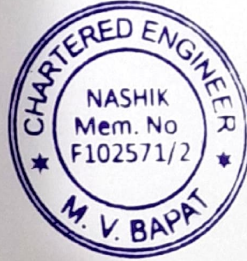
BC/RBT/VAL/080913
DT. 14/08/2020

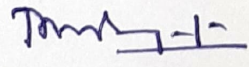
viii) NMC property tax is paid vide receipt no 21877 dt 05/04/2020.
ix) Boundaries to the property are given below

Plot	Boundaries	Flat
9 mt colony road	East	Staircase & flat no 4
Plot no 65	West	Margin space and water tank
7.50 colony road	South	Flat no 2
Plot no 60	North	Margin space

Declaration: I hereby declare that,

- Information furnished above is true and correct to the best of my knowledge and belief.
- I have no direct or indirect interest in the property inspected.
- I have personally inspected the property on 13/08/2020.




M. V. BAPAT
Chartered Engineer
Mem. No. F- 102571/2

395/4060

पावती

Original/Duplicate

Wednesday, November 11, 2020

नोंदणी क्र.: 39म

4:32 PM

Regn.: 39M

पावती क्र.: 3074 दिनांक: 11/11/2020

गावाचे नाव: Vadala

फाईलिंगचा अनुक्रमांक: NSK5-4060-2020

दस्तऐवजाचा प्रकार : Notice of Intimation of Mortgage by way of Deposite of title Deed

सादर करणाऱ्याचे नाव: SUNIL TRIMBAK JOSHI

Document Handling

रु. 300.00

Filing Fee

रु. 1000.00

एकूण:

रु. 1300.00

सादरकर्ता JANATA SAHAKAR BANK LTD PUNE यांनी यांचेकडून दि. 15/10/2020 रोजी घेतलेल्या
रु.750000/- कर्जासंबंधीची नोटीस ऑफ इंटिमेशन फायलिंग साठी मिळाली.

GRN is MH006899967202021E Defaced vide 0003106664202021 Dated.11/11/2020.

Joint S.R. Nashik 5

सह. मुख्य निबंधक वर्ग-२
वारि. २-१.

11/11/2020



महाराष्ट्र MAHARASHTRA

2020

14 OCT 2020

AX 077533
TREASURY OFFICE NASHIK
30 SEP 2020
SDPHO ATO

विक्रीचे ठिकाण नासिक कोर्ट क्र. 2936/20 दि.
स्टॅप घेण्याचे नांव
हस्तो गणेश महाराज शंकर निरुणे
सही सुशान्त निरुणे

Handwritten signature

दि. नासिक डिस्ट्रिक्ट अॅडव्होकेटस् मल्टी.
को-ऑप. सोसायटी. लि. नासिक.
रजि. नं. एन. एस्. के. / जी. एल. एल / ११२ / १९८८

Memorandum of Entry Recording Creation
of Equitable Mortgage By Deposit of
Title Deeds.

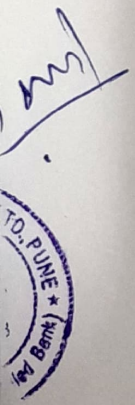
Handwritten signature
JANATA SAV. BANK LTD. PUNE
NASHIK BRANCH, NASHIK
422 003
(Authorized Scheduled Bank)

**Memorandum of Entry Recording Creation of Equitable
Mortgage By Deposit of Title Deeds.**

MEMORANDUM OF ENTRY RECORDING that **Mr. Sunil Trimbak Joshi**, R/o - 7 Vinayak Apartment Near Datta Mandir Rajiv Nagar Township Nashik-9 being Guarantor for the borrower - **Mr. Ishan Sunil Joshi**, as **Proprietor of M/s Leisure Holidays**, a proprietary firm, having its registered office at 7 Vinayak Apartment Near Datta Mandir Rajiv Nagar Township Nashik-9 (hereinafter referred to as the "Borrower") attended the branch office of **Janata Sahakari Bank Ltd., Pune**, (hereinafter referred to as "the Bank") situate at **College Road, Nashik**, on 15/10/2020 and delivered to and deposited with Mr. Jayant Avinash Lokare an authorized Officer of the Bank the documents of title relating to the immovable property of the Borrower / Guarantor more particularly described in the First Schedule hereunder written and the said documents of title are more particularly described in the Second Schedule hereunder written, intending to make the said deposit as security for the payment and discharge of all indebtedness and liabilities of the Borrower to the Bank under the loan documents dated 15/10/2020

While making the said deposit, the said **Mr. Sunil Trimbak Joshi**, declared, admitted and confirmed to the Bank as under:-

- (a) The Borrower / Guarantor is the Owner of and well and sufficiently seized and possessed of the immovable property described in the First Schedule hereunder (hereinafter referred to as "the said immovable property").
- (b) In terms of the said loan documents, the Bank has allowed the Borrower various credit facilities by granting all or some or any of the credit facilities by way of **Cash Credit (LAEP) - New**, Overdraft, Demand Loans, Loans, Cash Credits, Term Loans, pre-shipment and post-shipment credits, opening of letters of credit, issuing of guarantees, Negotiation and discounting of bills and cheques, inland as well as foreign and such other facilities as from time to time required by the said Borrower for amounts advanced or to be advanced, not exceeding the **principal sum of Rs. 7,50,000/- (Rupees Seven Lakhs Fifty Thousand only)** on the terms and conditions specified therein.
- (c) One of the conditions of the grant of the aforesaid credit facilities is that the repayment of the said **principal sum of Rs. 7,50,000/- (Rupees Seven Lakhs Fifty Thousand only)** and all accruing interest, discount, commission, charges and all kind of costs and expenses payable to or incurred by the Bank in relation thereto along with all other further dues, cost, expenses etc. shall stand



- secured by creation of equitable mortgage (i.e. mortgage by deposit of title deeds), of the said immovable property in favour of the Bank.
- (d) By its Board Resolution passed at its meeting held on _____ day of _____ 200____, the Board of Directors of the Borrower, the Director of the Borrower company / **Mr. Sunil Trimbak Joshi**, is authorized to create the said security by way of equitable mortgage (mortgage by deposit of title deeds) of the said immovable property and to deposit the said title deeds with the Bank.
- (e) The ~~Borrower~~ / **Guarantor** has accordingly with intent to carry out their said obligation and to creating the said security of the said immovable property described in the First Schedule hereunder written deposited with the Bank the said title deeds more particularly described in the Second Schedule hereunder written with the intention that the said property would remain as security for such repayment.
- (f) That the said deposit of the title deeds by said **Mr. Sunil Trimbak Joshi** was made as **Guarantor** for the Borrower with intent to create a mortgage by deposit of title deeds of the said premises in favour of the Bank as security to secure repayment of all monies including interest, costs, charges and expenses due or becoming due and payable by the Borrower to the Bank under or in respect of all or some or any of the facilities either in Indian or foreign currencies granted and/or agreed to be granted to the Borrower and for any other indebtedness and liabilities, past, present and future of the Borrower to the Bank.
- (g) That the documents of title now deposited with the Bank were the only documents of title in possession of the ~~Borrower~~ / **Guarantor** in respect of the said premises of the ~~Borrower~~ / **Guarantor** and that the ~~Borrower~~ / **Guarantor** is the absolute owner of the said property and that the ~~Borrower~~ / **Guarantor** has marketable title thereto.
- (h) That there is no mortgage, charge, lien or any other encumbrance or attachment on the said immovable property or any part thereof by any Government or local authority or by Income Tax Department and that no notice has been issued and/or served on the Borrower / **Guarantor** under the Rules 2, 16 or 51 or any other Rules of the Second Schedule to the Income Tax Act, 1961, or under any other law.
- (i) And that the ~~Borrower~~ / **Guarantor** has not entered into any agreement for sale, transfer or alienation thereof or any part or parts thereof and that no encumbrance hereafter will be created by the ~~Borrower~~ / **Guarantor** except with the express prior permission in writing of the Bank so long as the Borrower continues to be indebted to or remain liable to the Bank on any account.
- (j) **Mr. Sunil Trimbak Joshi**, also acknowledges that the maximum amount intended to be secured by the said mortgage created as aforesaid was for the purpose of Section 79 of the Transfer of

Property Act, 1882 and for no other purpose and without affecting the Borrower's full liability to the Bank under the said mortgage for all subsisting liabilities together with interest and all costs, charges and expenses thereof.

**THE FIRST SCHEDULE ABOVE REFERRED TO:
(Description of the immoveable property)**

All that piece and parcel of constructed premises bearing Flat No.BG-3 (as per approved building plan No.7), measuring 410 sq.ft, i.e. 38.10 sq.mts, on the Ground Floor, in the 'B' Wing, of the building known as 'Shree Yudhishtir Co-Op Housing Society Ltd. Nashik' constructed upon Plot no.61 to 64 out of S.no.101/1 situated within the limits of Nashik Municipal Corporation at Wadala, Tal. Nashik, Dist. Nashik, and the said flat is bounded as -

East - Staircase and Flat no.4,
West - Marginal space and water tank.
South - Flat No.2.
North - Marginal space.

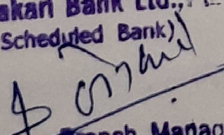
**THE SECOND SCHEDULE ABOVE REFERRED TO:
(List of Title Deeds Deposited)**

- 1) Original Allotment Deed with registration receipt registered at Sr.no.3490 on 01.06.2020.
- 2) Original Shares Certificate.
- 3) NOC for mortgage from housing society.
- 4) Completion Certificate with plan.
- 5) 7/12 extract.
- 6) Copy of N.A. tax payment receipt.
- 7) Municipal tax payment receipt.

IN WITNESS WHEREOF the Bank has recorded the fact of aforesaid deposit of titled deeds by these presents the day and year first hereinabove written.

Signed by

For Janata Sahakari Bank Ltd.,
(Multistate Scheduled Bank)


Branch Manager
Nashik Br., Nashik-422 003



महाराष्ट्र MAHARASHTRA

2019

WS 671612

२२१५५५

TREASURY OFFICE NASIK

74 OCT 2020

5 OCT 2020

विकाण नासिक कोर्ट क्र. 29343/19 दि. 21/10/2020
पारचे नांव... सुनिल त्रिंबक जोशी व. राजनिवास
रवाना जारी

STPHC ATO

Joshi

दि. नासिक स्ट्र. अडव्होकेटस मल्दी.
को-ऑप सायदी. लि. नासिक
रजि. नं. एन. एस्. / जी. एन. एस्. / 992/9988

Confirmation of Title Deeds

Joshi

"mortgaged property") owned by me i.e. Sunil Trimbak Joshi, delivered to and deposited with the bank of the title deeds as listed in the first

Joshi

From,

Mr. Sunil Trimbak Joshi, (as Guarantor),
R/o at - 7 Vinayak Apartment Near Datta
Mandir Rajiv Nagar Township
Nashik - 422009

To,

Janata Sahakari Bank Ltd. Pune
having its Branch at College Road, Nashik,

Ref:- Confirmation of creation of equitable mortgage of Flat no. Flat No.BG-3 (as per approved building plan No.7), measuring 410 sq.ft, i.e. 38.10 sq.mts, on the Ground Floor, in the 'B' Wing, of the building known as 'Shree Yudhishtir Co-Op Housing Society Ltd. Nashik' constructed upon Plot no.61 to 64 out of S.no.101/1 situated within the limits of Nashik Municipal Corporation at Wadala, Tal. Nashik, Dist. Nashik by borrower as follows:

Your Bank has advanced/ agreed to advance/ to be advanced the **Cash Credit (LEAP) New - Loan of Rs. 7,50,000/- (Rupees Seven Lakhs Fifty Thousand only)** to **Mr. Ishan Sunil Joshi, as proprietor of M/s Leisure Holidays, a proprietary firm, (Applicant/Borrower)**, at the prevailing rate of interest presently for **Cash Credit Loan at 13 %** subject to change as per directives and guidelines of R.B.I., and decision of the bank from time to time against security of the mortgage of the property, applied under **Cash Credit (LAEP) New**, Loan, and was sanctioned by your bank vide your sanction letter No. **CPCM/46/2020-21 dated 28.09.2020**. It is also accepted by the Mr. Ishan Sunil Joshi proprietor of M/s Leisure Holidays, as Borrower and by Me as Guarantor, that the period for Cash Credit Loan will be 12 (Twelve) months and the EMI will be Rs. ----- p.m.

I **Mr. Sunil Trimbak Joshi**, Guarantor for the Borrower hereby confirm that the aforesaid loan facility/ies is/are agreed to be governed on the terms and conditions stipulated under the aforesaid sanction letter/s and as the owner of mortgaged property, which is more particularly described in schedule-II hereunder written (hereinafter referred as the "mortgaged property") **owned by me i.e. Sunil Trimbak Joshi**, delivered to and deposited with the bank of the title deeds as listed in the first

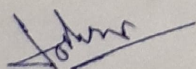
schedule hereunder written. I/ We, the undersign further confirm that as the owner of mortgaged property, **I Sunil Trimbak Joshi, (Guarantor)**, have delivered to and deposited with your bank on 15/10/2020 the title deeds specified in the first schedule hereunder written with an intention to create an equitable mortgage by way of deposit of title deeds upon all rights, title, interest in the mortgage property in favour of the bank, as security for realization of all moneys owing from the Borrower / Guarantor and/or from our respective heirs, executors, administrators and assigns is your bank whether on balance of account or otherwise in respect of the aforesaid Loan facilities together with interest, compound interest, additional interest in case of default by way of liquidated damages, penal interest, commission commitment charges, premia on prepayment and/or on redemption, cost, charges, expenses etc. and all other money payable by the Borrower/ Guarantor and/or by our representative heirs, executors administrator, and assignees under the aforesaid facility.

I/We have to record and confirm that as the owners of mortgaged property I, **Sunil Trimbak Joshi, (Guarantor)**, have personally handed over to your bank the documents of title as described in detail in the first schedule hereunder written.

I/We, hereby undertake that during the continuance of this security, we will pay all premium, Local Charges, Municipal/ Local Taxes, Society charges and other outgoing relating to the said mortgage property and shall keep the same insured against fire earthquake, flood, riot etc. with agreed Bank's clause and will on demand produce the premia on prepayment in respect of such insurance etc.

I/We declare, confirm that the said mortgage property is free from all encumbrances or charges, claim and demand and that the same or any part thereof are not subject to any lien, attachment or any order, decree or process issued by any Court, Tribunal or Authority and that we have not created any trust in respect thereof.

I/We, further confirm that till date no adverse claim has been made in respect of the said mortgaged property and that no notice of acquisition and/or no proceeding are pending, initiated against the said mortgaged property under the Income Tax Act, 1961 Public Recovery Act



and/or any other Law in force in India no notice has been received or served under rule No 2.16 21 & 51 to the second schedule of the Income Tax Act 1961.

I/We, further assure, agree and confirm that the document or title, Evidence, Deeds and writing in relation to said mortgage property which are being deposited by **Sunil Trimbak Joshi, (Guarantor)**, for creating the said equitable mortgage by way of deposit of title deeds; are the only document of title relating to the said mortgage property and are in our possession and control.

I/We, also agree to give such declaration, writings, undertaking, indemnities etc. as may be required by your bank to comply with all other requirement for the bank having valid effective and enforceable equitable mortgage of the said mortgage property.

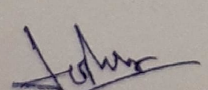
I/We, further assure declare and confirm that no mortgage charge or lien or other encumbrances what so ever will be created in respect of the said mortgage property unless the charge of your bank is duly discharged to your satisfaction in respect of the said mortgage property

I/We, have made aforesaid declaration sincerely believing the same to be true and knowing fully well that on the said declaration, faith and belief thereto The Janata Sahakari Bank Ltd., agree to complete the said equitable mortgage by way of deposit of the said title deed.

FIRST SCHEDULE

(List of Title Deeds Deposited)

- 1) Original Allotment Deed with registration receipt registered at Sr.no.3490 on 01.06.2020.
- 2) Original Shares Certificate.
- 3) NOC for mortgage from housing society.
- 4) Completion Certificate with plan.
- 5) 7/12 extract.
- 6) Copy of N.A. tax payment receipt.
- 7) Municipal tax payment receipt.



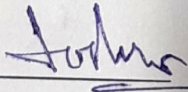
SECOND SCHEDULE
DESCRIPTION OF THE PROPERTY

All that piece and parcel of constructed premises bearing Flat No.BG-3 (as per approved building plan No.7), measuring 410 sq.ft, i.e. 38.10 sq.mts, on the Ground Floor, in the 'B' Wing, of the building known as 'Shree Yudhishtir Co-Op Housing Society Ltd. Nashik' constructed upon Plot no.61 to 64 out of S.no.101/1 situated within the limits of Nashik Municipal Corporation at Wadala, Tal. Nashik, Dist. Nashik, and the said flat is bounded as -

East - Staircase and Flat no.4,
West - Marginal space and water tank.
South - Flat No.2.
North - Marginal space.

Together with all right, title, interest in the property, so also all furniture, etc.

I confirm the abovementioned.



Mr. Sunil Trimbak Joshi,



दि. नाशिक डिस्ट्रीक्ट अँड व्होकेटर्स मल्टीपर्पज को-ऑप.

सोसायटी लि., जिल्हा न्यायालय आवार, नाशिक

पावती क्र. 2595

परवाना क्रमांक : आस्था/जनरल/ए.नं.एन.एस.के./जी.एन.एल./८१/२१/२१ अ.दि.६/१०/१९८१

दि. ०२/१०/२०२०

श्री./श्रीमती.

सोसायटी लि. पुणे, नाशिक बाजार

हस्ते

इशत जोशी

साहणार

नाशिक - ०६.

वांच्यासाठी रूपये

~~१२००/-~~

(अक्षरी रूपये

सोशल रूपये १२००/-

मात्र) खाली नमुद केलेल्या मुद्रांक खरेदीसाठी रोख मिळाले.

मु.वि.रजि.अ.क्र.	मुद्रांकाचा तपशिल	संख्या	किंमत रूपये
२१३२२/१	५०० X ३	३	१५००/-
२१३२३/१	१०० X ९	९	१००/-
	५० X		
	२० X		
	एकुण ४		१६००/-

(मुद्रांक विकत घेणाऱ्याची सही)

(मुद्रांक विक्रेत्याची सही)

→ Janata Sah. Bank Ltd, Pune,
Nasik Br

→ Mr Gsham Joshi.

→ Flat-No. 3, 'श्री गृहीयंत्र' society,
Pandav Nagari,
Indira nagar - Wadala Road,
Nasik-9.

→ No- of photos - 3 NOS



युधिष्ठिर

Front view - श्री 'युधिष्ठिर' सोसायटी.

GN



Gx Floor, Flat No. 3 - A Kitchen



Gr. Flood - A Room (Flat No. 3)