

395/3249

Tuesday, July 18, 2017

3:18 PM

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Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 2877 दिनांक: 18/07/2017

गावाचे नाव: Makhamalabad

फाइलिंगचा अनुक्रमांक: NSK5-3249-2017

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

मादर करणाऱ्याचे नाव: ROHIT PRALHAD DAPURKAR

Document Handling

रु. 300.00

Filing Fee

रु. 1000.00

एकूण:

रु. 1300.00

मादरकर्ता STATE BANK OF INDIA यांनी यांचेकडून दि. 15/07/2017 रोजी घेतलेल्या रु.2202484/-

कर्जासंबंधीची नोटीस ऑफ इंटिमेशन फायलिंग साठी मिळाली.

GRN is MH003579774201718E Defaced vide 0001999752201718 Dated. 18/07/2017

Joint S.R. Nashik 5

सह. दुय्यम निबंधक वर्ग-२
नाशिक-५.

Mrs. Geetali V. Kulkarni

Advocate

6, "Ganadhish", Bldg. No 17,
Narsinha Nagar, Gangapur Road,
Nashik - 422013.
Mobile 7720045220

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Mrs. Geetali V. Kulkarni

Advocate

Mobile 7720045220

6, "Ganadhish", Bldg. No 17, Narsinha Nagar, Gangapur Road, Nashik - 422013.

Annexure – B:

Report of Investigation of Title in respect of immovable Property.

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

1.	a) Name of the Branch/ Business Unit/Office seeking opinion	State Bank of India, Nashik
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Nil
	c) Name of the Borrower.	Mrs. Pranita Rohit Dapurkar & Mr. Rohit Pralhad Dapurkar
2.	a) Name of the unit/concern/ company/person offering the property/ (ies) as security.	Mrs. Pranita Rohit Dapurkar & Mr. Rohit Pralhad Dapurkar
	b) Constitution of the unit/concern/ person/ body/ authority offering the property for creation of charge.	Joint Applicant
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower
3.	Complete or full description of the immovable property/ (ies) offered as security including the following details.	Details are given in the schedule of Annexure C ('the said property')
	(a) Survey No.	-Do-
	(b) Door/House no. (in case of house property)	-Do-
	(c) Extent/ area including plinth/ built up area in case of house property	-Do-
	(d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	-Do-
4.a)	Particulars of the documents scrutinized-serially and chronologically:	
	1. Original Agreement to Sale in the name of Mrs. Pranita Rohit Dapurkar & Mr. Rohit Pralhad Dapurkar, Registered by Document No: NSN1-4265-2017 Dtd 20/06/2017.	
	2. Copy of Sale Deed in the name of Mr. Devidas Dhanraj Patil, Mr. Vijay Manik Patil & Mr. Shashikant Manik Patil, Registered by Document No: NSN1-8537-2009 Dtd 17/11/2009.	
	3. Copy of Development Agreement & GPA executed by Mr. Devidas Dhanraj Patil, Mr. Vijay Manik Patil & Mr. Shashikant Manik Patil in the name of Mr. Rajiv Pralhad Dapurkar & Mr. Narayan Anil Marathe, Registered by Document No: NSN1-11313-2014 & NSN1-11314-2014 respectively Dtd 26/12/2014.	
	4. Copy of Sanction of Building Permit & Commencement Certificate issued by Nashik Municipal Corporation, Nashik, Vide Order No: LND/BP/C2/175/1553 Dtd. 13/06/2017 for Residential purpose.	
	5. Copy of final layout approved by the Town Planning Dept. of Nashik Municipal Corporation, Nashik, Vide letter No: LND/Layout/final/47 Dtd. 03/04/1985.	



	<p>6. Copy of N.A. Order given by Collector of Nashik Vide Order No: RBD/III/LNA/SR/42/82 Dtd. 15/03/1983.</p> <p>7. Copy of 7/12 extracts of Makhamalbad, Nashik, Dtd. 11/05/2017 for land bearing Plot No. 08 out of Survey No. 10/3C in the name of Mr. Devidas Dhanraj Patil, Mr. Vijay Manik Patil & Mr. Shashikant Manik Patil.</p> <p>8. Copy of N.A. Tax payment Receipt No: 946535 for the period 2016-2017 Dtd. 11/05/2017.</p> <p>9. Relevant 6-D entries covering the span of 13 years.</p>				
4.b)	<p>Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.</p> <p>Note : Only originals or certified extracts from the Registering / land / revenue/ other authorities be examined.</p>			<p>All the documents produced before me are the photocopies unless specified as 'Original' as per the documents list given above.</p>	
	Sl. 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.
	Pl. refer Particulars of the documents scrutinized-serially and chronologically dilated in Point No 4a & 4b, above.				
5.	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)				Certified Copy not obtained.
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?				On line verification of Title Deed executed after the year 2005 are verified (Except GPA, SPA & will).
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.				Yes, as commented in point 6a & found in order.
	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, Nashik
	b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, please name all such offices?				Yes, NSN1 to NSN7
	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, from the online search.
8.	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title.				



In case of property offered as security for loans of Rs.1.00 crore and above, search of title / encumbrances for a period of not less than 30 years is mandatory.(Separate Sheets may be used)

1. Formerly, N. A. land bearing Plot No. 08 out of Survey No. 10/3C is evident in the name of Mr. Dattatraya Narhari Malpure. Same is evident by M.E. No. 7978 Dtd 10/11/1983.
2. Thereafter, Mr. Devidas Dhanraj Patil, Mr. Vijay Manik Patil & Mr. Shashikant Manik Patil purchased aforesaid Plots from Mr. Dattatraya Narhari Malpure by Sale Deed, Registered by Document No: NSN1-8537-2009 Dtd 17/11/2009. Accordingly, name of the purchaser mutated in the owners column of the revenue record. Same is mutated by M.E. No. 24064.
3. Thereafter, Mr. Devidas Dhanraj Patil, Mr. Vijay Manik Patil & Mr. Shashikant Manik Patil executed Development Agreement & GPA in the name of Mr. Rajiv Pralhad Dapurkar & Mr. Narayan Anil Marathe, Registered by Document No: NSN1-11313-2014 & NSN1-11314-2014 respectively Dtd 26/12/2014. Accordingly, name of the Developer mutated in the other rights column of the revenue record. Same is mutated by M.E. No 31956.

AND Whereas, as per terms & conditions stated in the Development Agreement, in lieu of consideration, Developer has to give the land owner three flats. i.e. Flat No. 03, 05 & 06 in the aforesaid Building. Accordingly, Property in question i.e. Flat No. 01 is out of the consideration.

4. Thereafter, the owners decided to develop aforesaid Plot by constructing building thereon. AND Whereas, the owners also obtained Sanction of Building Permit & Commencement Certificate issued by Nashik Municipal Corporation, Nashik, Vide Order No: LND/BP/C2/175/1553 Dtd. 13/06/2017 for **Residential purpose**. Whereas, the owners commenced the work of construction & the building named as "**Shree Samarth Residency**".
5. Thereafter, Mr. Rajiv Pralhad Dapurkar & Mr. Narayan Anil Marathe executed Agreement to Sale in the name of Mrs. Pranita Rohit Dapurkar & Mr. Rohit Pralhad Dapurkar, Registered by Document No: NSN1-4265-2017 Dtd 20/06/2017, in respect of Flat No. 01 in the aforesaid Building.

9.	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	Ownership over the Flat described in Schedule II, Annex C.
10.	If leasehold, whether;	No
	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;	No
	a) grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions,	Not Applicable
	b) the mortgagor is competent to create charge on such property,	Not Applicable



	c) Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Not Applicable
12.	If occupancy right, whether;	No
	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
14.	If the property has been transferred by way of Gift/Settlement Deed, whether:	No
	a) The Gift/Settlement Deed is duly stamped and registered;	Not Applicable
	b) The Gift/Settlement Deed has been attested by two witnesses;	Not Applicable
	c) The Gift/Settlement Deed transfers the property to Donee;	Not Applicable
	d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions;	Not Applicable
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	Not Applicable
	f) Whether the Donee is in possession of the gifted property;	Not Applicable
	g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	Not Applicable
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not Applicable
15.	(a) In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the modality/ procedure to be followed to create a valid and enforceable mortgage.	Not Applicable
	(b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	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?	No
	(a) In case of wills, whether the will is registered will or unregistered will?	Not Applicable
	(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	Not Applicable
	(c) Whether the property is mutated on the basis of will?	Not Applicable
	(d) Whether the original will is available?	Not Applicable
	(e) Whether the original death certificate of the testator is available?	Not Applicable



	(f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.)	Not Applicable
17.	(a) Whether the property is subject to any wakf rights?	No
	(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.	No
	(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?	No
	(b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not Applicable
	(c) If so additional precautions/permissions to be obtained for creation of valid mortgage?	Not Applicable
	(d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not Applicable
20.	(a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/ enforcement of mortgage.	Not Applicable
	(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.	The property which is subject matter of mortgage is residential & requisite N.A. permission is obtained.
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, Not appeared from the records
	(b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such Search / enquiry.	Not appeared from the records
23.	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No, Not appeared from the records



	(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	No
	(c) Whether the title documents have any court seal/markings which points out any litigation/ attachment/ security to court in respect of the property in question? In such case please comment on such seal/markings.	No, Not appeared from the records
24.	(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	No
	(b) Property belonging to partners, whether thrown on Hotchpot? Whether formalities for the same have been completed as per applicable laws?	Not Applicable
	(c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	Not Applicable
25.	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation to create mortgage/ execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association / provision for common seal etc.	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?	Yes.
	(b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	No, Separate Registered Development Agreement & GPA
	(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)	Yes, owner through his GPA holder.
	(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.	Yes
	i. Whether the original POA is verified and the title investigation is done on the basis of original POA? ii. Whether the POA is a registered one? iii. Whether the POA is a special or general one? iv. Whether the POA contains a specific authority for execution of title document in question?	i. Not Produced ii. Yes iii. GPA iv. Yes



	(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?)	POA was in force at the time of execution of Document
	(g) Please comment on the genuineness of POA?	POA was genuine at the time of execution of Document
	(h) The unequivocal opinion on the enforceability and validity of the POA?	POA was in force, legal, valid & genuine at the time of execution of Document
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 Flat.
	(a) Promoter's/Land owner's title to the land/ building;	The mortgagor will be the sole Title holder of concerned Flat.
	(b) Development Agreement/Power of Attorney;	Yes
	(c) Extent of authority of the Developer/builder;	Yes
	(d) Independent title verification of the Land and/or building in question;	Yes
	(e) Agreement for sale (duly registered);	Yes
	(f) Payment of proper stamp duty;	Yes
	(g) Requirement of registration of sale agreement, development agreement, POA, etc.;	Agreement to Sale is already Registered.
	(h) Approval of building plan, permission of appropriate/ local authority, etc.;	Necessary permission is obtained
	(i) Conveyance in favour of Society/ Condominium concerned;	Builder/Developer yet to decide on the formation of Society/Apartment.
	(j) Occupancy Certificate/allotment letter/letter of possession;	Not Produced
	(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.;	Not Applicable
	(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 & 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.	Yes
30.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	The property is free from encumbrances.



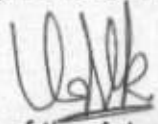
31.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	Not Applicable
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	N.A. Tax is paid till 2016-17 & Municipal Tax yet to be levied.
33.	(a) Urban land ceiling clearance, whether required and if so, details thereon.	Necessary permission is obtained.
	(b) Whether No Objection Certificate under the Income Tax Act is required/ obtained.	Not Applicable
34.	Details of RTC extracts/mutation extracts/ Katha extracts pertaining to the property in question.	Refer point No 8 above.
35.	Whether the name of mortgagor is reflected as owner in the revenue/ Municipal / Village records?	No. Yet not become owner
36.	(a) Whether the property offered as security is clearly Demarcated?	Yes
	(b) Whether the demarcation/ partition of the property is legally valid?	Yes
	(c) Whether the property has clear access as per documents?	Yes
37.	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny?	No. Yet not became owner.
	(a) Document in relation to electricity connection;	Not Applicable
	(b) Document in relation to water connection;	Not Applicable
	(f) 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 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.	Approved building plan is produced for scrutiny & valuation report not produced.
	(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.)	Schedule of property described in the Title Deed is matching with the approved 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?	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.	In absence of original Title Deeds, obtain below listed documents before loan disbursement: 1. Police FIR 2. Paper Notice 3. Affidavit. 4. Certified Copy. 5. Original Registered Simple Mortgage Deed.
43.	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	Not Applicable
44.	Additional aspects relevant for investigation of title as per local laws.	Nil
45.	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	Obtain the original Title Deeds in the custody of bank
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Mrs. Pranita Rohit Dapurkar & Mr. Rohit Pralhad Dapurkar

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

Date: 24/06/2017
Place: Nashik


Signature of the Advocate



Annexure – C: Certificate of title.

I have examined the Original Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of * **Equitable Mortgage** (*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:

Equitable Mortgage is possible by depositing the original Title Deeds in the custody of bank & give notice of intimation of deposit of Title Deeds to the Sub-Registrar.

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 **Equitable Mortgage**

(Index II Search Fee paid-up of: ₹. 325/- vide Receipt Dtd. 24/06/2017 for the period of 2005 to 2017 & and are enclosed herewith).

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 2005 to 2017 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.
6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever is inapplicable).
Not Applicable.
7. Minor/(s) and his/ their interest in the property/(ies) is to the extent of _____ (Specify the share of the Minor with Name). (Strike out if not applicable).
Not Applicable. -
8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower **Mrs. Pranita Rohit Dapurkar & Mr. Rohit Pralhad Dapurkar.**
9. I certify that **Mr. Rajiv Pralhad Dapurkar & Mr. Narayan Anil Marathe** in the capacity of Developer AND **Mrs. Pranita Rohit Dapurkar & Mr. Rohit Pralhad Dapurkar** has acquired right to purchase the property described in Schedule II has / have an absolute, clear and Marketable title over the Schedule property/ (ies) subject. I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.





CHALLAN
MTR Form Number-6

GRN	MH002717742201718E	BARCODE					Date	24/06/2017-15:08:48	Form ID	
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Search Fee Other Items:			TAX ID (If Any)						
				PAN No.(If Applicable)						
Office Name	NSK1_HQR SUB REGISTRAR NASHIK 1			Full Name	Adv G V Kulkarni					
Location	NASHIK									
Year	2017-2018 From 01/01/2005 To 24/06/2017			Flat/Block No.						
Account Head Details			Amount In Rs.	Premises/Building						
0030072201	SEARCH FEE		325.00	Road/Street						
				Area/Locality						
				Town/City/District						
				PIN						
				Remarks (If Any)						
				Shree Samarth Residency Makhamalabad Nashik Flat 1 Plot 8 Survey						
				10/3C						
				Amount In	Three Hundred Twenty Five Rupees Only					
Total			325.00	Words						
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	00040572017062404672	IK00FNBO07			
Cheque/DD No.				Date	24/06/2017-15:09:48					
Name of Bank				Bank-Branch	STATE BANK OF INDIA					
Name of Branch				Scroll No. , Date	Not Verified with Scroll					

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 कारणासाठी किंवा नोंदणी न करावयाच्या दस्तऐवजासाठी लागू नाही.
Mobile No. : Not Available

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

a. **Before loan disbursement:**

1. Original Agreement to Sale in the name of Mrs. Pranita Rohit Dapurkar & Mr. Rohit Pralhad Dapurkar, Registered by Document No: NSN1-4265-2017 Dtd 20/06/2017 along with original Index II & Registration Receipt.
2. 7/12 extract.
3. Original NOC from builder, Mr. Rajiv Pralhad Dapurkar & Mr. Narayan Anil Marathe for creation of Mortgage.
4. Original Down Payment receipt from Builder, Mr. Rajiv Pralhad Dapurkar & Mr. Narayan Anil Marathe.

b. **After loan disbursement:**

1. Original Sale Deed in the name of Mrs. Pranita Rohit Dapurkar & Mr. Rohit Pralhad Dapurkar, along with Original Index II & Registration Receipt.
2. Copy of Building Completion Certificate.

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

SCHEDULE OF THE PROPERTY (IES):

1. All that piece & parcel of N.A. land bearing **Plot No. 08** admeasuring area **270.07 Sq. Mtrs.**, out of **Survey No. 10/3C** laying and being at **Makhmalbad, Nashik**, Tal & Dist. Nashik, within the limits of Nashik Municipal Corporation, Nashik, & the said property being bounded as under:

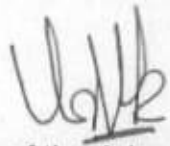
East : Plot No. 09
West : Plot No. 07
South : 12 Mtrs. Colony Road
North : Survey No. 10/3A

2. All that piece and parcel of **Flat No. 01**, admeasuring area of **81.12 Sq. Mtrs.** Built up, located at **First Floor**, constructed upon Aforesaid **Plot No. 08** out of **Survey No. 10/3C** as described in Schedule 1 in the building known as "**Shree Samarth Residency**" and the said property being bounded as under:

East : Marginal Space & Plot No. 09
West : Marginal Space & Plot No. 07
South : Colony Road
North : Lift, Staircase & Flat No.02

Together with all rights of easement, access, ways, common roads & other rights appurtenant with right of ownership of the said property.

Place: Nashik
Date: 24/06/2017


Signature of the Advocate



Consulting Civil Engineer • Government Approved Valuer • Building Designer

Office : Shop no.2, Chintamani Apartment, Pumping Station, Gangapur Road, Nashik - 422013

Date : 22.06.2017.

(ANNEXURE - 1)

ENGINEER'S VALUATION REPORT SUMMARY

Home Loan : (Residential Flat, under construction)

Name & Address of Branch : **State Bank of India : RACPC, Nashik.**

Customer : **Sou. Pranita Rohit Dapurkar & Shri. Rohit Pralhad Dapurkar**

Borrowal Unit : **Flat no.1, Shree Samarth Residency, Makhamalabad Shivar, Nashik.**

Panel Valuer : Shri. Hemant P. Potdar

Visit Date : 21/06/2017

1. Customer Details :

Name : **Sou. Pranita Rohit Dapurkar & Shri. Rohit Pralhad Dapurkar**
Apl. No. : LOS no.

2. Property Details :

Address : **Flat no.1, Shree Samarth Residency, Plot no.8, S.no.10/3C, Makhamalabad Shivar, Makhamalabad Mhasrul Link Road, Nashik.**
Nearby Landmark : **Irrigation Colony**
Independent access to the property : **Available**
Name of Builder : **GPA : Shri. Rajiv P. Dapurkar & Shri. Narayan A. Marathe**

3. Document Details : Name of Approving Authority Approval No.

Layout Plan : **Yes : Nagarrachana/LND/Final/47, date : 03/04/1985**
Building Plan : **Yes : Nashik Municipal Corporation : LND/BP/C-2/175/1553, Date : 13/06/2017.**
List of Documents : **Agreement to Sale : Sr.no.NSN1-4265, date : 20/06/2017, Copy of Plan, Commencement letter**

4. Physical Details :

Adjoining Properties : East : Side Margin & Plot no.,9, West : Side M. & Plot no.7,
South : Colony Road, North : Lift, Staircase & Flat no.2,

Matching of Boundaries : **Yes**

Approved Land use : 0.99%



Type of Property : Flat

No. Of Rooms : As per Plan.

Total no. Of floors : Ground floor + Four floor

Floor on which the property is located : First floor

Approximate age of the property : Under Construction.

Residual age of property : @50years, under normal condition & proper maintenance.

Type of Structure : RCC framed structure,

5. Tenure / Occupancy Details :

Status of Tenure : Owned / Rented : Owned

6. Stage of Construction :

Stage of construction : @75% work Completed. (RCC & Brick work completed)

Completion no. - - - -

7. Violations if any observed : No

8. Area Details of the Property :

Plot area : As per Plan.

Carpet area of Flat : - - - -

Built up area : 81.12sq.ft. = 872.85sq.ft.

9. Valuation :

Guide Line Value : Rs.22,30,800/-

Consideration : Rs.22,30,800/-

Anticipated Valuation of Flat no. 1 : Built up area X Adopted Rate

: 872.85sq. ft. X Rs.2700/-

= Rs.23,56,000/-

Stage Value : 75%(Rs.23,56,000/-)

= Rs.17,67,000/-

Distressed Sale Value : 20% less of Market Value

= Rs.18,84,000/-

Realisable Sale Value : 10% less of Market Value

= Rs.21,20,000/-

10. Assumptions & Remarks :

i. Qualifications in TIR/Mitigation suggested, if any. NA

ii. Property is SARFAESI compliant : Yes / No : Yes

iii. Whether property belongs to social infrastructure like Hospital, School, Old age homes etc. : No

iv. Details of last two transactions in the locality / area to be provided, if available : - -

v. Any other aspect which has relevance on the value or marketability of property : No

Shulust
centra

11. Declaration :

- a. The property was inspected by the undersigned on : 21/06/2017
- b. The undersigned does not have any direct/indirect interest in the above property.
- c. This valuation is prepared on the documentary area.
- d. The information furnished herein is true and correct to the best of my knowledge.
- e. I have submitted Valuation Report directly to the Bank.

Remark : This Valuation Report should be read with latest title clearance report and search report of Advocate with legal aspects.

12. Enclosures Documents & Photographs : - - -

13. *PANEL VALUER :*

State Bank of India.



Hemant Potdar
HEMANT POTDAR :

Wealth Tax Registration no.(N)C.C.I.T./1-4/58/2005-06.

This report has total 3+1, pages.

Date : 22/06/2017





Outside



Inside



Inside



Outside



Inside

Flat no.1, Shree Samarth Residency, Makhamalabad Shivar, Nashik.

Sou. Pranita R. Dapurkar & Shri. Rohit P. Dapurkar