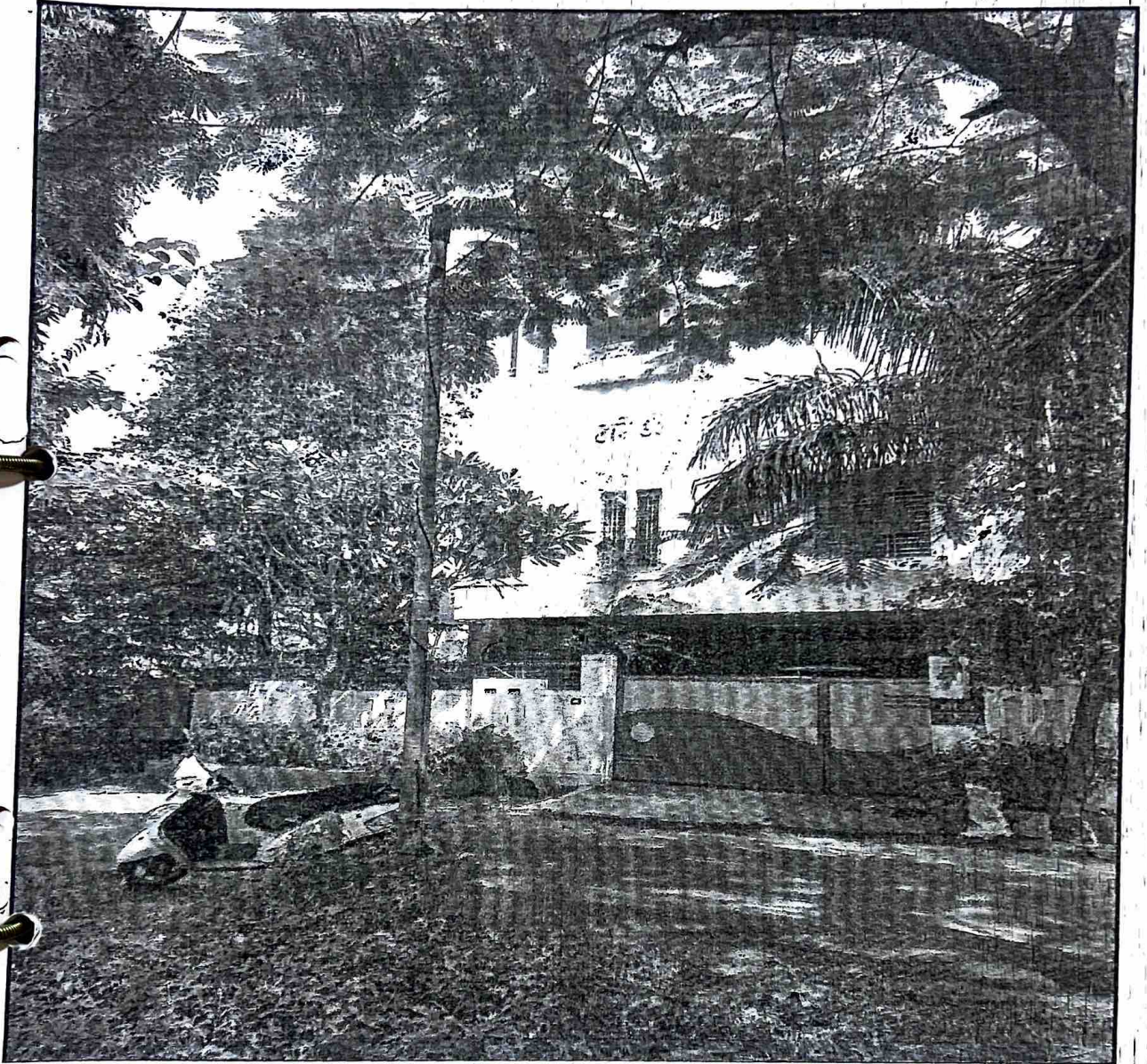


Valuation Report of Bungalow

Owners:- 1. Mr. Sanjay Shamrao Patil.
2. Mrs. Usha Sanjay Patil.



DATE OF VALUATION: 18/05/2021.

PLACE: NASHIK.

PRASHANT H. PATIL
Govt. Regd. Valuer
Reg.No,CCIT (N) I-35

PRASHANT PATIL ASSOCIATES

Regd. Valuer [Regd. No. CCIT-(N)/1-35]
Chartered Engineer

PRASHANT H. PATIL
B.E.(Civil), M.I.E., F.I.V., C.E., PVA (I)

Regd. Office :

1,2, Audumber Appt., Patil Lane No.4, College Road, Nashik - 422 005.

☎ : (0253) 2315137, 2315138

✉ : prashantpatil.valuer@gmail.com

Ref: PHP\VAL\BOB\2021-2022

(1)

Date: 18/05/2021

VALUATION REPORT PRIVATE & CONFIDENTIAL REPORT OF VALUATION OF IMMOVABLE PROPERTY

PART-I QUESTIONNAIRE GENERAL

Ref: This valuation is done on request of Branch Manager, S.M.E. Branch Nashik, Dt. 13/05/2021

1. Purpose for which Valuation is made : For assessment of fair market value of the property for loan purpose of Bank of Baroda, S.M.E. Branch, Nashik.
2. Date as on which valuation is made : 18/05/2021.
3. Name of the owner / owners : 1. Mr. Sanjay Shamrao Patil.
2. Mrs. Usha Sanjay Patil.
(As per Reg. Sale Deed No.NSN1-09933-2004, Dt. 02/11/2004)
4. If the property is under joint ownership/ ownership share of each such owner. are the shares undivided? : Joint ownership.
5. Brief description of the property : The property under valuation is Residential Bungalow Having name "Hari Om Bungalow", On Plot No. 21, Sr. No. 700/2A/21, Final Plot No. 428. The said building constructed in year 2006. The said building located in higher class Residential area in Nashik Shiwar, Nashik. Surrounding area is good residential develop.
: 1) Approved Building Plan No. 5925, Dt. 30/06/2006.
2) Commencement Certificate No. LND/BP/A-1/149/371, Dt. 20/05/2005.
3) Completion Certificate No. Javak No./Nagarrachana/West/5925, Dt. 30/06/2006.
4) N. A. Order No. 122/98, Dt. 14/06/2002.
5) Reg. Sale Deed No. NSN1/09933/2004, Dt. 02/11/2004.
- 5A. Verified Photocopies of Documents : Near Horizon Academy, Sahadev Nagar, Gangapur Road, Nashik
6. Location Street, ward no. : Plot No. 21, Final Plot No. 428, T.P. Scheme - 2, Sr. No. 700/2A/21, Nashik.
7. Survey /Plot No. of land : Residential Area.
8. Is the property situated in residential / Commercial/ industrial / mixed area. : Higher-Middle class.
9. Classification of locality - high class / middle Class / poor class. : All amenities are within 1.50 Km
10. Proximity to civic amenities like schools.



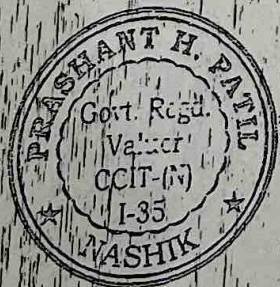
Valuation Report

11. Means and proximity to surface communication by which the locality is served : The locality is well connected by roads. Local vehicles & Public transport facilities are available
11. (a) Boundaries of the Property. : Plot No. 21. (As Per Reg. Sale Deed)

On or towards the East : By Plot No.12.
 On or towards the West : By 6.00 Mtr. Colony Road.
 On or towards the North : By Plot No. 20.
 On or towards the South : By Plot No. 22.

Land:

12. Area of land supported by documentary proof Shape. Dimensions and physical features. : Plot Area = 170.50 Sq.m.
13. Road, Streets or lanes on which the land is abutting. : It is abutting 6.00 Mtr. Wide Colony Road on Side.
14. Is it freehold or leasehold land? : Free hold.
15. If lease hold the name of lessor / lessee, nature of Lease, dates of commencement and termination of lease and terms of renewal of lease : N.A.
 (i) Initial premium.
 (ii) Ground Rent payable per annum
 (iii) Unearned increase payable to the lessor
16. Is there any restrictive covenant in regard to use of land? If so attach a copy of covenant.. : Yes the land shall be used for residential Purpose.
17. Are there any agreements of easements? If so attach copies. : N.A.
18. Does the landfall in area in any Town planning plan of Government or any Statutory body? If so give particulars. : Nashik Municipal Corporation, Nashik
19. Has any contribution been made towards development or is any demand for such contribution still outstanding. : No.
20. Has the whole or part of the land been notified for acquisition by Government or any Statutory body? Give date of the notification. : No.



Ref: PHP\VAL\BOB\2021-2022

(3)

Date: 18/05/2021

**Valuation Report
Improvements:**

21. Attach a dimensional site plan. : Owner may attach on demand, if required.
22. Attach plans and elevations of all structures standing on the land and a lay out plan. : Owner may attach on demand if required.
23. Furnish technical details of all the building on a separate annexure. : As per annexure enclosed.
24. (i) Is the building owner - occupied / tenanted / both? : Owner occupied.
(ii) If partly owner - occupied. Specify portion And extend of area under owner - occupied. : Fully.
25. What is the floor space index permissible and percentage actually utilized. : As permissible according to N.M.C. Nashik Basic F.S.I. = 1.00, Consumed = 81.35%.
26. (i) Names of tenants/ lessees/Licen-sees ect. : N.A.
(ii) Portions of their occupation.
(iii) Monthly or annual rent/compensation/ license fee, etc. paid by each.
(iv) Gross amount received for the whole property.
27. Are any of the occupants related to or close business associates of the owner. : Not known to us.
28. Is separate amount being received for the use of fixtures like fans, geysers, refrigerators, Cooking ranges. Built-in-wardrobes etc. or for service charges. If so give details. : N.A.
29. Give details for water and electricity charges. If any to be borne by owner. : Details not Available.
30. Has the tenant to bear whole or part of the cost of repairs and maintenance? : Details not Available.
31. If a lift is installed who is to bear the cost of maintenance and operations-owner or tenant? : Lift is not Installed.
32. If a pump is installed who has to bear the cost of Maintenance and operations-owner or tenant? : N.A.



Valuation Report

33. Who has to bear the cost of electricity charges : Owner.
For lighting of common space like entrance hall.
Stairs passages compound etc. – owner of Tenant?
34. What is the amount of Property tax? Who is to : Details not Produced.
Bear it? Give details of documentary proof.
35. Is the building insured? If so give the policy no. : Could not be ascertained during inspection.
amount for which it is insured and the annual
Premium.
36. Is any dispute between landlord and tenant : No.
regarding rent pending in a Court of Law?
37. Has any standard rent been fixed for the premises : N.A.
under any relating to the controlled of Rent.

Sales:

38. Give instances of sales of immovable property in : On oral inquiry and survey done, the present
the locality on a separate sheet, indicating the
name and address if the property registration
no. sale price and area of land sold. market rates are found to be varying anything
around Rs. 33,000/- to Rs. 43,000/- per sq.m.
for Land .
39. Land rate adopted in this valuation : Rs. 38,000/- per Sq.m.
40. If sale instances are not available or not related : To enquire by local estate agent &builders.
Upon the basis of arriving at the land rate.
41. Year of commencement of construction and year : Commencement No. LND/BP/A-1/149/371
of Completion Dt. 18/04/2019.
Completion Certificate No. Javak No./Nagarrach
West/5925, Dt. 30/06/2006.
42. What was the method of construction by : By contract.
Contract /by employing labour directly/both.
43. For items of work done on contract produce : N.A.
Copies of agreements.
44. For items of small work done by engaging : N.A.
Labour directly give basic of materials and
Labour supported by documentary proof.



Ref: PHP\VAL\BOB\2021-2022

(5)

Date: 18/05/2021

Valuation Report
PART II - VALUATION

The property under valuation is Residential Bungalow having name "Hari Om Bungalow", On Plot No. 21, Sr. No. 700/2A/21, Final Plot No. 428, T.P. Scheme - 2 Near Horizon Academy, Sahadev Nagar, Gangapur Road, Nashik. As per real estate market conditions, good locality, proximity to civic amenities and year of construction of the building, physical condition, good maintained building, parking facility is available, life of the building, finishing and amenities provided at **Ground + Two Floors**, built up area of **Bungalow** and consideration for valuation and various other information gathered in this regard, we ascertain the present market rate of the aforesaid premises is as follows:

As per present market rate:

Valuation of Land
Valuation of Building

= 170.50 Sq.m. X Rs. 38,000/- = Rs. 64,79,000/-
= 138.71 Sq.m. X Rs. 17,222/- = Rs. 23,88,863.62/-
Total = Rs. 88,67,863.62/-

1] Fair Market Value

Say Rs. 88,68,000/-

(In Words Rupees: Eighty Eight Lakhs Sixty Eight Thousand Only.)

2] Realizable Value

Rs. 79,81,000/-

(In Words Rupees: Seventy Nine Lakhs Eighty One Thousand Only.)

3] Distress Value

Rs. 70,94,500/-

(In Words Rupees: Seventy Lakhs Ninety Four Thousand Five Hundred Only.)

4] Present Govt. Value

Say Rs. 68,40,000/-

(In Word Rupees : Sixty Eight Lakhs Forty Thousand Only.)

As on date 18/05/2021

PART III - DECLARATION

I hereby also declare that:

- (a) The information furnished in the enclosed paper is true and correct to the best of my knowledge and belief.
- (b) I have no direct or indirect interest in the property valued.
- (c) I have not been convicted of any offence & sentenced to a term of imprisonment.
- (d) This report is prepared for specific purpose & specific intended user.
- (e) The property was inspected on 16/05/2021 in presence of Mr. Nikhil Sanjay Patil.
- (f) Our valuation report does not cover verification, ownership, Title clearance or legality of the property valued, may please take the legal opinion report about ownership of the valued property & Title clearance from Advocate.

PRASHANT H. PATIL
Govt. Regd. Valuer
Reg.No.CCIT(N) 1-35

Valuation Report ANNEXURE

Technical details:

- | | |
|--|---|
| 1. No. of floors and height of each floor. | : Ground + 2 floors only,
Each floor height is 3.15 mtr. |
| 2. Plinth area floor wise
(As per IS: 3861-1966) | : Plot Area= 170.50 Sq.m.
(As per Reg. Sale Deed.)
Built Up area = 138.71 Sq.m.
(As per Completion Certificate.) |
| 3. Year of construction | 16 Years : Completion Year - 30/06/2006. |
| 4. Estimated future life | : 46 Years. |
| 5. Type of construction
(Load-bearing walls/R.C.C. frame/
Steel frame structure) | : R.C.C. frame structure. |
| 6. Type of foundations | : R.C.C. foundation. |
| 7. Walls | : 230 mm thick burnt brick masonry walls in Cement mortar. |
| 8. Partitions | : 115 mm thick burnt brick masonry wall in Cement mortar. |
| 9. Doors & windows | : Flush Doors & Sliding windows. |
| 10. Flooring | : Vitrified Tiles Flooring |
| 11. Finishing | : Cement plaster with Plastic paint. |
| 12. Roofing & Terracing | : R.C.C. Slab. |
| 13. Special architectural or decorative features if any. | : Good Elevation. |
| 14. (i) Internal wiring -
(ii) Class of fitting (Superior /Ordinary /poor) | : Concealed Wiring.
: Superior |



Ref: PHP\VAL\BOB\2021-2022

(7)

Date: 18/05/2021

Valuation Report

15. Sanitary Installation :
- (a) (i) No. of W.C. : 1 No.
(ii) No. of lavatory basins : 1 No.
(iii) No. of Sink : 1 No.
(iv) No. of Bath : 2 No.
(v) No. of Toilet : 2 No.
- (b) Class of fittings : Ordinary.
(Superior colored /
Superior white / ordinary.)
16. Compound Wall
- (a) Height and length : 1.50 Mtr. height compound wall.
(b) Type of construction : Brick masonry type.
17. No. of lifts and capacity. : No.
18. Underground pump capacity and type of construction. : Approx. 5000 Ltr.
: R.C.C. type.
19. Overhead tank
- (i) Where Located : On Terrace.
(ii) Capacity. : Approx. 5000 Ltr.
(iii) Type of construction : R.C.C. type.
20. Pumps No. their H. P. : No.
21. Road & paving within the Compound. Approximate area and type of Paving. : Partly Kota Tile flooring & Partly Parking Tile Flooring.
22. Sewage disposal whether connected to Public sewers. : Septic Tank to Soak Pit.



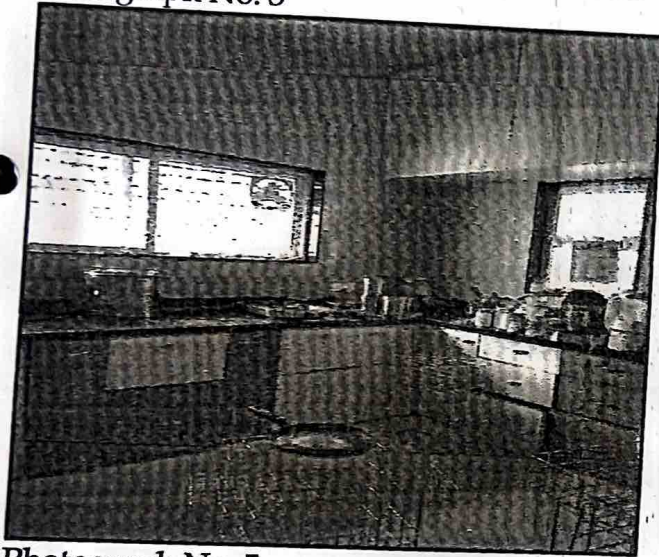
Photograph No. 1



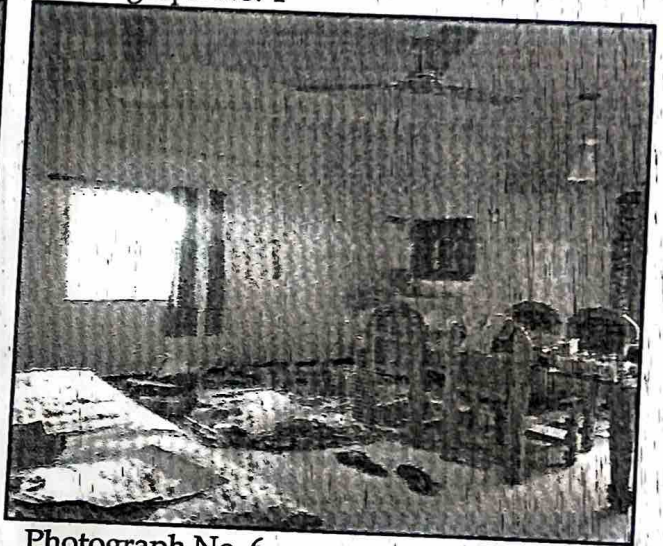
Photograph No. 2



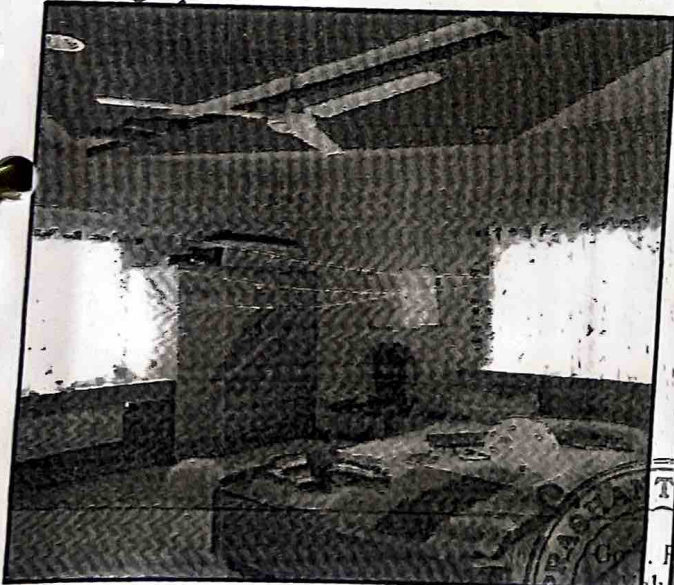
Photograph No. 3



Photograph No. 4



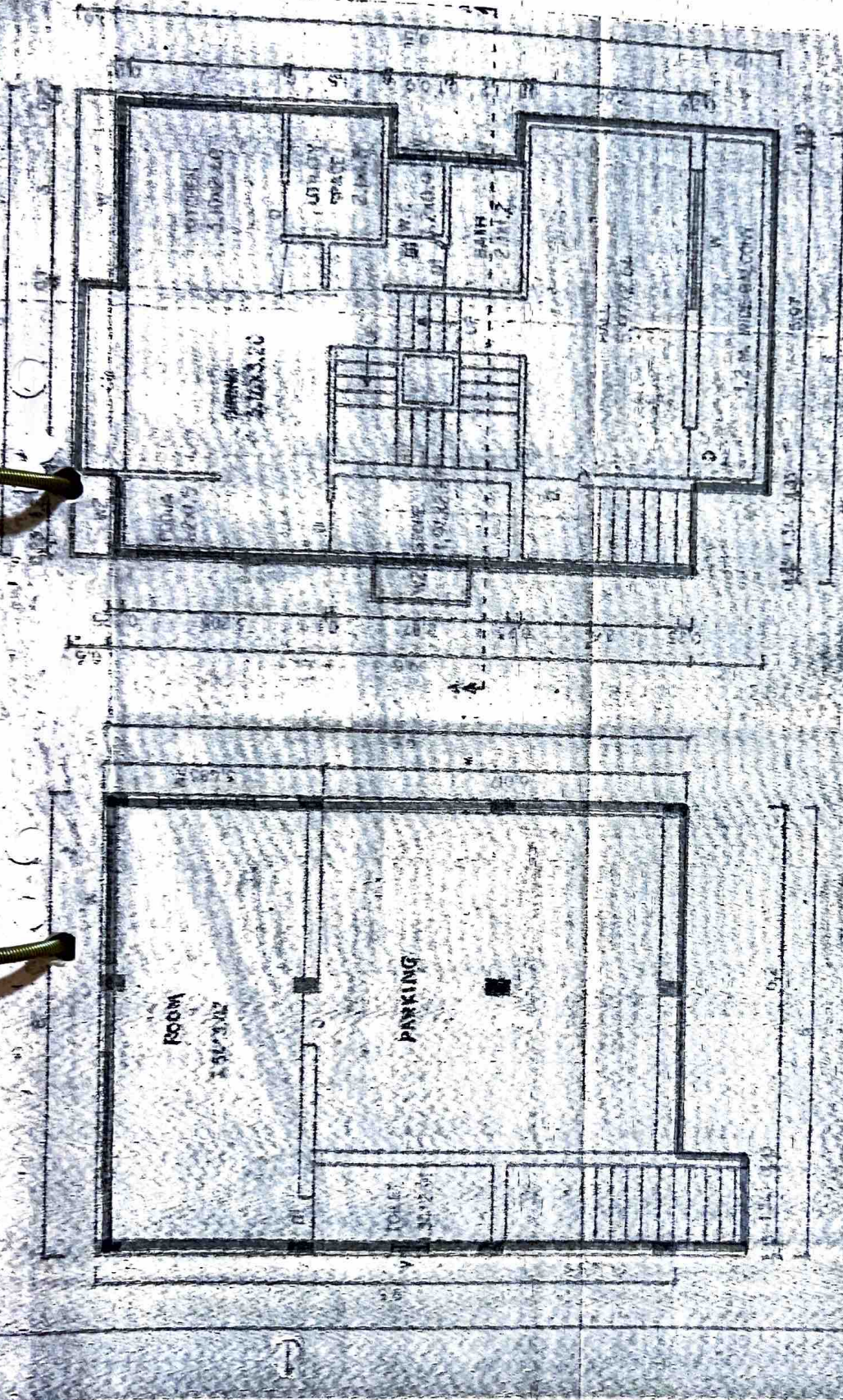
Photograph No. 5



Photograph No. 6



CCIT-(N)
I-35
WASHIK



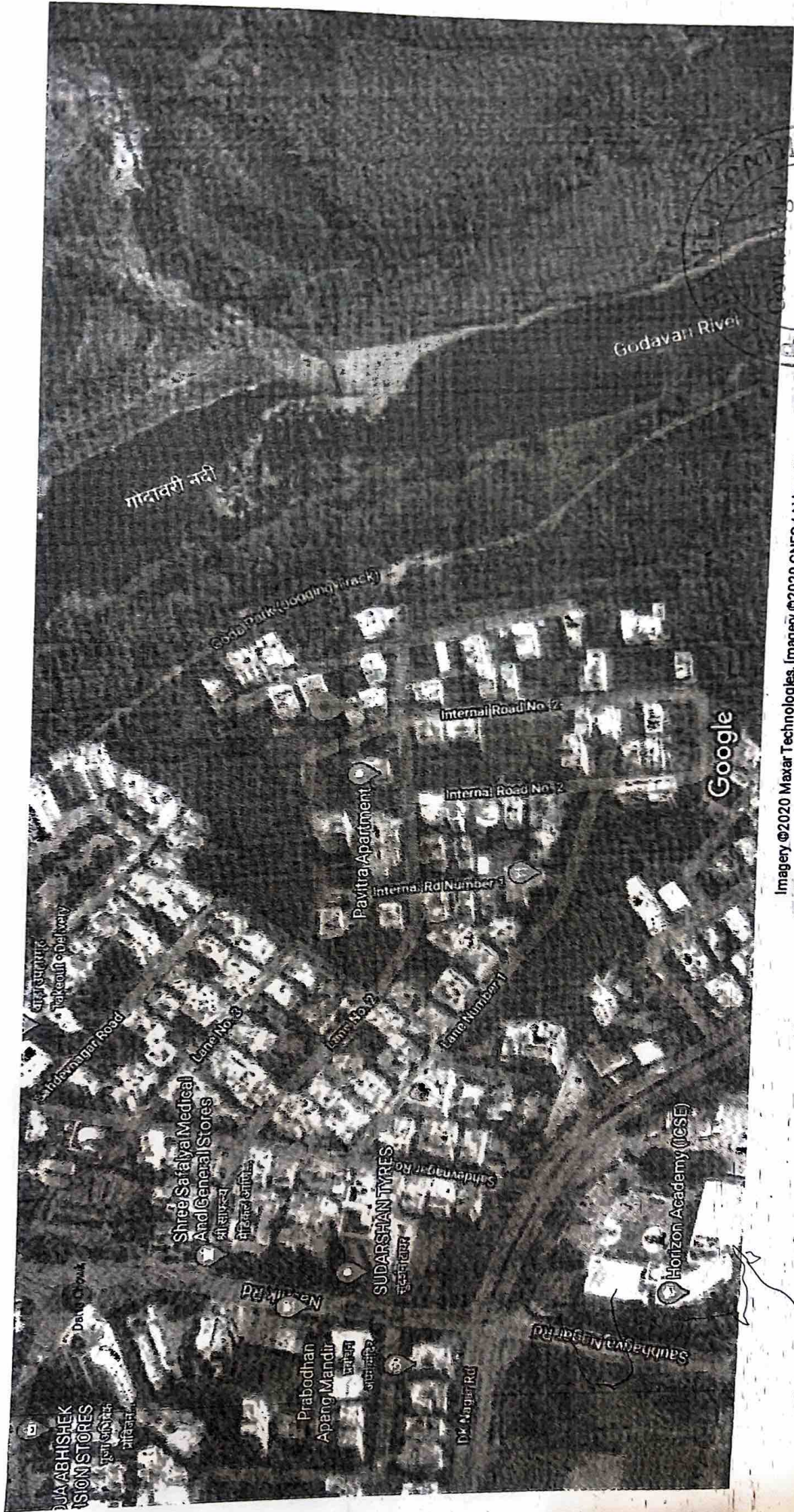
BRASHANT H. PATIL
 Govt. Regd.
 Valuer
 CCIT-(N)
 F-35
 * MASHIK *

STILL FLOOR PLAN
 FIRST FLOOR PLAN

Google Maps

20°01'05.0"N 73°06.6"E

"Hari Om Bungalow", On Plot No. 21, Final Plot No. 428, S. No. 700/2A/21, Near Horizon Academy, Sahdev Nagar, Gangapur Road, Nashik.



Imagery ©2020 Maxar Technologies, Imagery ©2020 CNES / Airbus, Maxar Technologies, Map data ©2020 CCIT-50 m

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

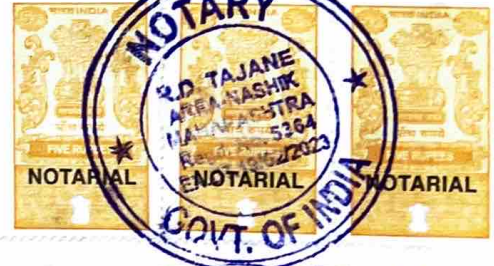
2020

XX 429417

अ.नं.: 5357, दि.: 09-07-2021, रु.: 100, पैकी रु.: 100
श्री. श्रीमती/सौ.: SCIENT CHEMICALS PRIVATE LIMITED
पता: MIDC, Gat no.603 Janori, Dindori, Maharashtra 422207
हस्ते: Usha Patil
कारण: Mortgage Loan
सहै:



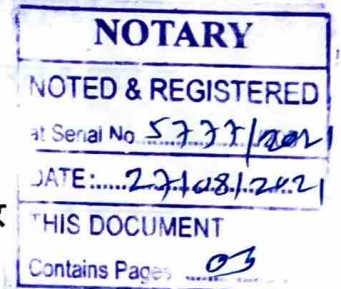
स. र. अमृतकर
स्टम्प वेंडर, नाशिक.
(मु. वि. प. क्र. 103/2002)



बांधकाम करारनामा

श्री. संजय शामराव पाटील
सौ. उषा संजय पाटील
राहणार - 29, हरीओम बंगला,
होरायझन शाळेजवळ,
गंगापूर रोड, नाशिक.

लिहून घेणार



आणि

श्री. सचिन प्रभाकर पाटील
रा. रामनगर, जत्रा हॉटेल जवळ,
पंचवटी, नाशिक

लिहून देणार

RAVINDRA D. TAJANE
Advocate & Notary
71, Manji Chamber's, District. Nashik

RAVINDRA D. TAJANE
Advocate & Notary
71, Manji Chamber's, District. Nashik




तुमच्या मालकीच्या नाशिक येथील प्लॉट नं. २१, हरीओम बंगला, वी.प्र.य.इन

शाळेजवळ, गंगापूर रोड, नाशिक येथील बंगल्याचे नुतनीकरण करणेकामी करावयाची करीत आहोत.

अटी व शर्ती -

- १) सदर बंगल्याचे नुतनीकरण करावयाचे असून त्याचा खर्च अंदाजे रु. २७,००,०००/- ठरला आहे.
- २) बांधकाम आर.सी.सी. स्ट्रक्चरमध्ये, आर.सी.सी. डिझाईन नंतरच्या आर्किटेक्टच्या ड्राईंग प्रमाणे राहिल.
- ३) खोदाई जमिनीपासून ५'०" फुट खोल असेल, प्लिंथची उंची रोडपासून सरासरी ४'०" फुट राहिल.
- ४) प्लिंथसाठी मुरुम भरून त्यावर ९ इंच डबर सोलिंग व ३ इंच पी.सी.सी. राहिल.
- ५) सर्व बाहेरील बाजुचे विट बांधकाम ६ इंच व आतील ६ इंच जाडीचे राहिल.
- ६) प्लास्टर : बाहेरील बाजुस डबल कोट प्लास्टर, आतील बाजुस सर्व रुममध्ये प्लास्टर करून प्लास्टर करतांना बिम कॉलमचे जाईटवर चिकनमेस मारले जाईल.
- ७) हॉलमध्ये फ्लोरींग करून देण्यात येईल.
- ८) लॉफ्ट किचनमध्ये एल आकाराचा राहिल.
- ९) पॅरापिट वॉलची उंची ही फिनिश लेव्हलपासून ३ फुट उंचीची राहिल.
- १०) स्लॅबवर ब्रिकबॅट कोबा करून दिला जाईल.
- ११) जीना व बाल्कनीमध्ये लागणारे रेलींग हे एस.एस.मध्ये राहिल.
- १२) बांधकामावर पाणी आणण्याची व पाणी मारण्याची जबाबदारी कॉन्ट्रक्टरची राहिल.
- १३) सदरचे बांधकाम हे मंजूर झालेल्या प्लॅननुसारच करावयाचे ठरलेले आहे व आर्किटेक्टच्या प्लॅननुसार केले जाईल.
- १४) बांधकाम करतांना काही चुक झाल्यास त्याची तोडफोड केल्यास त्याची होणारी नुकसान भरपाई करण्याची जबाबदारी कॉन्ट्रक्टरची राहिल.
- १५) साईटवर पाणी व लाईट पुरविण्याची जबाबदारी मालकाची राहिल. वरीलप्रमाणे बांधकाम करावयाचे ठरलेले असून तर नमूद कामाव्यतिरिक्त जादा काम करावयाचे झाल्यास त्याची वेगळी रक्कम लिहून घेणार घरमालकाने कॉन्ट्रक्टर यांना अदा करावयाची आहे. तसेच कोणतीही भाव वाढ घावयाची नाही असे लिहून घेणार व लिहून देणार यांचेमध्ये ठरलेले आहे.


AVINDRA D. TAJANE
Advocate & Notary
Chamber's, District, Nashik.

वरीलप्रमाणे काम करतेवेळी लिहून घेणार यांनी रोख स्वरूपात बँकेचे गृहकर्ज मंजूरीनुसार घावयाचे असून, पुढील रक्कम लिहून घेणार यांनी लिहून देणार यांना उपलब्ध करून दिल्यास लिहून देणार यांचे होणारे नुकसानीची भरपाई लिहून घेणार यांनी घावयाची आहे.

सदर बांधकाम पूर्ण करून देण्याची मुदत ही काम सुरु झालेपासून ६ महिन्याची राहिल.

मोजमाप करण्याची पध्दत खालीलप्रमाणे राहिल.

- अ. स्लॅब १०० %
- ब. बॉक्स विंडो १०० %
- क. कपाट १०० %
- ड. सेप्टीक टँक ७५ %
- इ. टॉवरवर स्लॅब असल्यास १०० %
- ई. वॉटर टँक टॉप स्लॅब १०० %
- उ. पार्कींग ७५ %
- ऊ. आर.सी.सी. प्रोजेक्शन एलिवेशन ५० %



हा बांधकाम करारनामा मी समजून उमजून वाचून व संतोषाने राजीखुशीने लिहून दिला व

तो मला मान्य व कबूल असल्याबद्दल त्यावर खालील साक्षीदारांसमक्ष माझी सही केली आहे.

हा करारनामा

दिनांक :

लिहून घेणार

श्री. संजय शामराव पाटील



सौ. उषा संजय पाटील



लिहून देणार

श्री. सचिन प्रभाकर पाटील



साक्षीदार :-

रविश मनोहर जाधव

IDENTIFIED BY

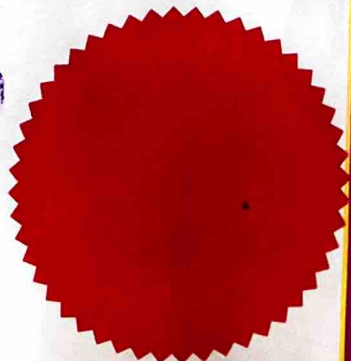
Nikhil S. Patil



NOTARY	
NOTED & REGISTERED	
at Serial No.	2337/2021
DATE:	22/02/2021
THIS DOCUMENT	
Contains Pages	03

BEFORE ME

RAVINDRA D. TAJANE
Notary, Govt. of India
Office - 7/1, Maruti Chamber
District Court, Nashik - 2.





INDEX II
(RULE 29)

Village Name:मौजे नाशिक - गावठाण ,न. र. यो. क्र. -1 व 2 वगळता उर्वरीत (नाशिक महानगरपालिका)

Date of Printing : Saturday , 19 March ,2022 05:13 PM

Office Name: Joint S.R.Nashik 3
Nol Filing:- NSK3-842-2022

1	Title	Notice Of Intimation
2	Loan Amount	Rs.1950000/-
3	Property Description	1) Survey Number:700/2A/21,Final Plot Number:428, Area of Constructed Property: 138.7100 Square Meter,Property Type: Other ,Other Description: Pin Code : 422005 , Property Description : 21, Hari Om Bungalow, S No 700/2A/21, Final Plot No 428, Plot No 21, , Property Description continued : Near Horizon Academy, Sahadev Nagar, Gangapur Road, Nashik
4	Area	Land area 0.0000 Square Meter,
5	Mortgagor Name,Address	Usha Sanjay Patil , , Age 44, Maharashtra Sanjay Shamrao Patil , , Age 50, Maharashtra
6	Mortgagee Name,Address	BANK OF BARODA JANORI, NASHIK, MICR No.422012515,TAN:;,Nashik, दिंडोरी, मौजे : जानोरी,
7	Date of Mortgage	10/03/2022
8	Date of Filing	15/03/2022
9	Filing No.	NSK3-842/2022
10	Stamp Duty	Rs.100/-
11	Filing Fees	Rs.9750/-
12	Date of Submission	10/03/2022
13	Remark	

iSarita 2.0 (1 / 1)

6)	Rate of Interest	6.50% at present (simple)
7)	Date of Mortgage :	10/03/2022
8)	Date of Notice	

Notice of Intimation regarding Mortgage by way of Deposit of Title Deed

Token No.:20220000037384 / 2022

Date:- 13-03-2022





We, Mortgagor, Sanjay Shamrao Patil, Occupation:Service , Age: 50 Years, We, Mortgagor, Usha Sanjay Patil, Occupation:Housewife , Age: 44 Years, (the undersigned Mortgagor), are by this notice of intimation,giving notice to the public at large that, We had deposited the title deeds of the property for the security of the loan given/agreed to be given by the Mortgagee-BANK OF BARODA , JANORI, NASHIK, ,MICR No.422012515,TAN:, Nashik

Town in which the documents have been deposited with the Mortgagor Nashik

Property Location 1) District :- Nashik , Tehsil :- नाशिक, Village Name :- मौजे नाशिक - गावठाण ,न. र. यो. क्र. -1 व 2 वगळता उर्वरीत (नाशिक महानगरपालिका)

Property Details 1) Final Plot Number - 428, Property Description - 21, Hari Om Bungalow, S No 700/2A/21, Final Plot No 428, Plot No 21, , Property Description continued - Near Horizon Academy, Sahadev Nagar, Gangapur Road, Nashik, Pin Code - 422005, Nashik,नाशिक,मौजे नाशिक - गावठाण ,न. र. यो. क्र. -1 व 2 वगळता उर्वरीत (नाशिक महानगरपालिका) , Area of Constructed Property : 138.71 Square Meter Built Up Area, Property Type : Other Built Up Area Documents Deposited with Bank :
1) Transfer Deed : 9933/2004/NSN1

Mortgage details Date of Mortgage 10-03-2022: Loan Amount 1950000/- : Rate of Interest 6.50%

Name of Mortgagor (or the authorized person, if applicable)	Photo	Thumb	Information received from eKYC Services
Mr. Sanjay Shamrao Patil 21, Hari Om, Sanadev Nagar, Gangapur Road, Nashik, Maharashtra, Age:50, Designation:Service			Sanjay Shamrao Patil, M,*****2971, 2-03-12T04:41:49
Mrs. Usha Sanjay Patil 21, Hari Om, Sahadev Nagar, Gangapur Road, Nashik, Maharashtra, Age:44, Designation:Housewife			Usha Sanjay Patil, F,*****7225, 2-03-13T04:58:17

Details of Stamp Duty, Filing Fee and Document Handling Charges paid

Filing Fee of Rs.9750.00/- has been paid vide , E-Challan(GRAS) No. MH014505128202122P , Dated: 12/03/2022

Stamp Duty of Rs.100/- has been paid vide , E-Challan(GRAS) No. MH014505128202122P , Dated: 12/03/2022

Document Handling Charges of Rs.300/- has been paid vide , SBI e- Pay (DHC) No. 1203202201541 , Dated: 12/03/2022

Already Paid through e-SBTR of Rs.5900.00/- has been paid vide , e-SBTR No. MH014342064202122S , Dated: 09/03/2022

Attestation by the Mortgagee

It is to be certified that, the above mentioned information is true and correct as per the record.

Seal of the Mortgagee	Sign of the officer of the Mortgagee
	Name and designation of the signing officer



Sonal? chavanke
manager

iSarita 2.0 (1 / 1)







6) Rate of Interest	6.50% at present (simple)
7) Date of Mortgage :	10/03/2022
8) Date of Notice :	

Notice of Intimation regarding Mortgage by way of Deposit of Title Deed

I, the undersigned party, is by this notice of intimation, giving notice to the public at large that, the mortgagor herein had deposited the title deeds of the property for the security of the loan given/agreed to be given by the mortgagee herein.

1) Party Details :

a)	Mortgagee:	
	Address	BANK OF BARODA At & Post – Janori, Ground floor Tal – Dindori, Dist – Nashik – 422 206. PH: 02557 - 275026, E-Mail:dbjano@bankofbaroda.co.in
	TAN (For Organizations)/ PAN (For Individuals)	AAACB1534F
	Phone/ Mobile No.	02557 – 275026
	Email-Id	dbjano@bankofbaroda.co.in
b)	Mortgagor(s)	
	Address	1. Mr. Sanjay Shamrao Patil. At & Post – 21, "HARI OM" Bunglow, Sahdev Nagar, Gangapur Road, Nashik, Nashik-422 013 2. Mrs. Usha Sanjay Patil. At & Post – 21, "HARI OM" Bunglow, Sahdev Nagar, Gangapur Road, Nashik, Nashik-422 013
	PAN	Sanjay – ACLPP8803B Usha – AJVPP2254M
	Mobile No..	9423133020
	Email-Id	Sanjaypatil12sept@gmail.com
2)	Property Location(s) :	Dist: Nashik, Tal: Nashik, Village: Nashik
3)	Property Details (with Attribute No., Area, Unit):	All that piece & parcel of non-agriculture property 21, "HARI OM BUNGLOW", Survey No. 700/2A/21, Final Plot No.428 out of final approved layout Plan plot No.21 admeasuring 170.50 Sq. Mtr & constructed premises area 138.71 Sq. Mtr ground+Two floor, near Horizon academy, Sahadev Nagar, Gangapur Rd within the limits of Nashik Munciple corporation, Nashik – 422 013 having boundries as under : East : Plot No.12 West : 6.00 Meter colony road South : Plot No.22 North : Plot No.20.
4)	List of Documents deposited with Banks:	1) Original agreement to sale 2) Regn, Receipt 3) 7/12 Extract 4) Village panchayat Extract 5) Commencement Certificate 6) Building Plan
5)	Loan Amount	Rs.19,50,000/- (Say Rs. Ninteen Lakhs Fifty thousand only)
6)	Rate of Interest	6.50% at present (simple)
7)	Date of Mortgage :	10/03/2022
8)	Date of Notice	

Name of Mortgagor	Party Photo (To be attested by Mortgagee)	Party Thumb Impression	Signature (In case of Institution, sign & seal of institution)
Mr. Sanjay Shamrao Patil			
Smt. Usha Sanjay Patil			



Sr. Branch Manager
वरिष्ठ शाखा प्रबंधक
ज्योती शिंदे

(Sign & Seal of the authorised person of Mortgagee)

Payment Details:

Stamp Duty of Rs : 5900/- has been paid vide _____ Dated:

If Stamp Duty is paid on another instrument, details of the instrument & Stamp Duty:

Document handling charges of Rs.300/- has been paid vide.....Dated.....

Filing charges of Rs 1000/- has been paid vide....., Dated.....

(For office use only)

Name of Sub Registrar Office	Submission	Date of submission*

Filed On Serial Numberon.....day of.....20.....

Signature and Seal of Sub-Registrar

MEMORANDUM OF ENTRY**(In case of mortgage of individual's property)**

On the ...10th day of **March 2022 Shri/Smt Mr. Sanjay Shamrao Patil, son /daughter/wife of Shri Shamrao Patil and Smt. Usha Sanjay Patil, w/o Sanjay Patil** Indian inhabitant/s residing at **At - 21, "HARI OM" Bunglow, Sahdev Nagar, Gangapur Road, Nashik, Nashik-422 013.** (hereinafter called "MORTGAGOR") attended the branch office of Dena Bank - Now Bank of Baroda at Janori Branch, Nashik (hereinafter called "BOB") and delivered to and deposited with **Shri. Kiran Sanap** Senior Manager (*) of BOB, acting for BOB, the documents of title, evidences, deeds and writings more particularly described in the First Schedule hereunder written (hereinafter called "the said title deeds") in respect of immovable properties belonging to the Mortgagor and situate at **21, "HARI OM BUNGLOW", Survey No. 700/2A/21, Final Plot No.428 out of final approved layout Plan plot No.21 admeasuring 170.50 Sq. Mtr & constructed premises area 138.71 Sq. Mtr ground+Two floor, near Horizon academy, Sahadev Nagar, Gangapur Rd within the limits of Nashik Munciple corporation, Nashik - 422 013.** and more particularly described in the Second Schedule hereunder written both present & future (hereinafter referred to as "the said immovable properties") with intent to create/extend a mortgage by deposit of title deeds to secure on a first charge basis the due repayment and discharge to BOB for their below mentioned financial assistance to **Mr./M/s Shri/Smt. Sanjay Shamrao Patil and Smt. Usha Sanjay Patil** Viz,

	<u>Nature of facility</u>	<u>LIMIT (Rs. in lacs)</u>
i)	19.50 (TL)	19.50 Lacs.
ii)		

aggregating to **Rs.19,50,000/- (Rupees Nineteen Lakhs Fifty thousand only)** together with interest, additional interest, compound interest, further interest by way of liquidated damages, commitment charges, premia on prepayment or on redemption, costs, charges, expenses and other moneys payable under their Heads of Agreement / Loan Agreements / Letters of Sanction / Memorandum of Terms and Conditions amended from time to time.

THE MORTGAGOR further stated that the said title deeds so deposited were the only documents of title relating to the said immovable properties in his possession, power and control and that he had a clear and marketable title to the said immovable properties.

The aforesaid deposit of title deeds was made by **Shri/Smt Mr. Sanjay Shamrao Patil and Smt. Usha Sanjay Patil** the Mortgagor in the presence of **Shri/Shri. Kiran Sanap** officer of BOB.

FIRST SCHEDULE

(List of documents of title, evidences, deeds and writings of 21, "HARI OM BUNGLOW", Survey No. 700/2A/21, Final Plot No.428 out of final approved layout Plan plot No.21 admeasuring 170.50 Sq. Mtr & constructed premises area 138.71 Sq. Mtr ground+Two floor, near Horizon academy, Sahadev Nagar, Gangapur Rd within the limits of Nashik Munciple corporation, Nashik – 422 013.

1. Original 7/12 Extract, mutation entries.
2. Copy of approved building plan.
3. Copy of commencement certificate.
4. Copy of Original Agreement to sale.
5. Copy of Village Panchayat Extract.
6. Regn. Receipt.

SECOND SCHEDULE

(Description of the mortgaged immovable properties)

21, "HARI OM BUNGLOW", Survey No. 700/2A/21, Final Plot No.428 out of final approved layout Plan plot No.21 admeasuring 170.50 Sq. Mtr & constructed premises area 138.71 Sq. Mtr ground+Two floor, near Horizon academy, Sahadev Nagar, Gangapur Rd within the limits of Nashik Munciple corporation, Nashik – 422 013.

BOUNDARIES OF THE SAID FLAT / HOUSE

East : Plot No.12

West : 6.00 Meter colony road

South : Plot No.22

North : Plot No.20.

Dated at Nashik this ...10th day of March 2022.

 Officer
(Smt. Sonali Chavhanke)

 of the branch. (*)
(Kiran Sanap, SM).

Note :

- 1) The borrower depositing title deeds with the Bank, should not sign the memorandum.
- (2) To be stamped, if so required, under the State Stamp Act.

LDOC 90(D)

(90)D

LETTER OF CONFIRMATION OF MORTGAGE

(In respect of Personal Property)

(Unstamped)

Date:

Place: **Nashik**

**Bank of Baroda,
Janori Branch, Nashik.**

Dear Sirs,

Re : Confirmation of Mortgage:

I confirm that as already agreed upon, I have on called at the Office of **Bank of Baroda Janori Branch, Nashik** and deposited the documents of title, deeds, evidences, documents and writings in respect of my immovable properties together with buildings and structures thereon and fixtures and fittings both present and future (more fully described in the Schedule hereunder), with an intent to create a security by way of mortgage by deposit of title deeds on a First Charge Basis over the said immovable properties for the due repayment, discharge and redemption by me /Mr./Ms./Messers **Sanjay Shamrao Patil and Smt. Usha Sanjay Patil** to Bank of Baroda of its **Term Loan/Cash Credit** facility/ies aggregating to **Rs.19,50,000/- (Rupees Nineteen Lakhs Fifty thousand only)** lakhs, together with interest, costs, charges, expenses and other moneys payable thereon.

SCHEDULE

(Description of Immovable Properties)

21, "HARI OM BUNGLOW", Survey No. 700/2A/21, Final Plot No.428 out of final approved layout Plan plot No.21 admeasuring 170.50 Sq. Mtr & constructed premises area 138.71 Sq. Mtr ground+Two floor, near Horizon academy, Sahadev Nagar, Gangapur Rd within the limits of Nashik Munciple corporation, Nashik - 422 013.

BOUNDARIES OF THE SAID FLAT / HOUSE

West : Plot No.12

East : 6.00 Meter colony road

South : Plot No.22

North : Plot No.20.



Mr. Sanjay Shamrao Patil

and



Smt. Usha Sanjay Patil.

(Signature of the Mortgagors)

MISC -V
MISC ATTENDANCE SHEET

Place: **Nashik**

Date :

Bank of Baroda

The following persons attended the office of Dena Bank-Now Bank of Baroda, Indira Nagar, Nashik Branch at **11.30 pm**. On **10th March 2022** at the time of creation of mortgage by deposit of title deeds of following property by constructive delivery to secure Housing Loan sanctioned to **Mr. Sanjay Shamrao Patil, son /daughter/wife of Shri Shamrao Patil and Smt. Usha Sanjay Patil, w/o Sanjay Patil by Janori Branch, Nashik.**

Description of the property:

All that piece and parcel of 21, "HARI OM BUNGLOW", Survey No. 700/2A/21, Final Plot No.428 out of final approved layout Plan plot No.21 admeasuring 170.50 Sq. Mtr & constructed premises area 138.71 Sq. Mtr ground+Two floor, near Horizon academy, Sahadev Nagar, Gangapur Rd within the limits of Nashik Munciple corporation, Nashik - 422 013.

BOUNDARIES OF THE SAID FLAT


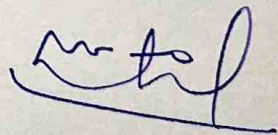

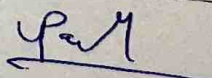

East : Plot No.12

West : 6.00 Meter colony road

South : Plot No.22

North : Plot No.20.

Name of the persons attended:

Sr. No.	Name	Designation	Photo	Signature
1	Mr. Sanjay Shamrao Patil	Owner of the property & Borrower [Mortgagor-Borrower]		
2	Smt. Usha Sanjay Patil	Mortgagee (Co-borrower)		
3	Mr. Kiran M Sanap	Mortgagee (Senior Manager)		



STAMP AS AN AFFIDAVIT

I/We, **Shri/Smt. Sanjay Shamrao Patil son /daughter/wife of Shri Shamrao Patil and Smt. Usha Sanjay Patil, w/o Sanjay Patil** Indian inhabitant/s residing at **At - 21, "HARI OM" Bunglow, Sahdev Nagar, Gangapur Road, Nashik, Nashik-422 013.**, do hereby declare and say as follows :

- 1) I say that I am seized and possessed of or otherwise well and sufficiently entitled to the lands and other immovable properties, more particularly described in the schedule hereunder written, together with all buildings and structures thereon, both present and future (hereinafter referred to as the "said immovable properties").
- 2) I say that the said immovable properties are at present not mortgaged or charged to any one.
- 3) I further say that the said immovable properties, both present and future are now proposed to be mortgaged and charged to Bank of Baroda to secure the outstanding balances in respect of Loan/Cash Credit/ Overdraft/Term Loan Limit of/aggregating to **Rs.19,50,000/- (Rupees Nineteen Lakhs Fifty thousand only)** availed by me/us **Shri/Smt. Sanjay Shamrao Patil and Smt. Usha Sanjay Patil** together with interest, additional interest, further interest by way of liquidated damages, compound interest, commitment charges, premia on prepayment or on redemption, guarantee commission, commission for Letters of Credit, cost, charges, expenses and other moneys payable by me/us **Shri/Smt. Sanjay Shamrao Patil and Smt. Usha Sanjay Patil** to Bank of Baroda under their Heads of agreement/Loan agreements/Letters and sanction/ Memorandum of terms and conditions, amended from time to time .

The said Bank of Baroda is hereinafter referred to as "the Lenders".

- 4) I say that the Provisions of the Urban Land (Ceiling & Regulation) Act, 1976 are not applicable to the said property/I have obtained necessary permission from the Competent Authority for mortgaging the said immovable properties.
- 5) I say that the said immovable properties are free from all encumbrances or charges (statutory or otherwise), claims and demands and that the same or any of them or any part thereof are/is not subject to any Lien, Lis pendens, attachment or any other process issued by any Court or Authority and that I have not created any Trust in respect thereof and that the said immovable properties are in my exclusive, uninterrupted and undisturbed possession and enjoyment since the date of purchase/acquisition thereof and no adverse claims have been made against me in respect of the said immovable properties or any of them or any part thereof and the same are not affected by any notices of acquisition or requisition, and that no proceedings are pending or initiated against me under the Income - Tax Act, 1961, Public Demands Recovery Act, or under any other law in force in India for the time being and that no notice has been received by or served on me under Rules 2, 16, 21 and 51 of the Second Schedule to the Income - Tax Act, 1961 and/or under any other law and there


RAVINDRA D. TAJANE
Advocate & Notary
Mumbai Chamber's District, Nashik:

3

is no pending attachment whatsoever issued or initiated against the said immovable properties or any of them or any part thereof.



- 6) I say I have duly paid all rents, royalties and all public demands including Income Tax, Corporation Tax and all other taxes and revenue payable to the Government of India or to the Government of any State or to any local authority and that at present there are no arrears of such dues, rents, royalties, taxes and revenue due and outstanding and that no attachments or warrants have been served on me.
- 7) I also agree and undertake to give such declarations, undertakings and other writings as may be required by the Lenders or their solicitors and satisfactorily comply with all other requirements and requisitions submitted by or on behalf of the Lenders.
- 8) I say that I have obtained the requisite consent from the Income-Tax authorities pursuant to the provisions contained in Section 281 of the Income-Tax Act, 1961 for the alienation of my properties in favour of the Lenders.
- 9) I assure, agree and declare that the security to be created in favour of the Lenders shall ensure in respect of my immovable properties, both present and future and that the documents of title, evidences, deeds and writing in relation to the said immovable properties which are to be deposited with the Lenders for creating a mortgage by deposit of title deeds in their favour are the only documents of title relating to the said immovable properties.
- 10) I hereby agree and undertake that I will within a period of three months from the date hereof or such extended date as may be permitted by the Lenders in writing-
 - A) perfectly assure the title to the properties comprised in the mortgage security and to comply with all requisitions, that may be made from time to time by or on behalf of the Lenders in that behalf;
 - B) give such declarations, undertakings and other writings as may be required by the Lenders and satisfactorily comply with all other requirements and requisitions submitted by or on behalf of the Lenders;
 - C) pay all rents, rates, taxes, cess, fees, revenue, assessments, duties and other out goings and pay other amounts due in respect of the said immovable properties and shall observe and perform all the rules and regulations pertaining to the same and will not do or omit to do or suffer to be done any thing whereby the mortgaged security as proposed to be created in favour of the Lenders be affected or prejudiced in any manner whatsoever.
- 11) I further undertake that no mortgage, charge, lien or other encumbrance whatsoever including by way of lease will be created on the properties comprised in the mortgage security save and except with the permission of the Lenders.
- 12) I am not aware of any act, deeds, matter or thing or circumstance which prevents me from charging/further charging in favour of the Lenders the said immovable properties.

AND I make the aforesaid declaration solemnly and sincerely believing the same to be true and knowing full well that on the faith thereof the Lenders have agreed to


RAVINDRA D. TAJANE
Advocate & Notary
7/1, Mahad Chamber's District, Nashik.

04
Complete the said transaction of mortgage by deposit of title deeds in respect of the said immovable properties as aforesaid.



SCHEDULE

(Description of Immovable Property)

Purchase of "HARI OM BUNGLOW", Survey No. 700/2A/21, Final Plot No.428 out of final approved layout plot No.21 admeasuring 170.50 Sq. Mtr & constructed premises area 138.71 Sq. Mtr ground+Two floor, near Horizon academy, Sahadev Nagar, Gangapur Rd within the limits of Nashik Munciple corporation, Nashik - 422 013.

BOUNDARIES OF THE SAID FLAT / HOUSE

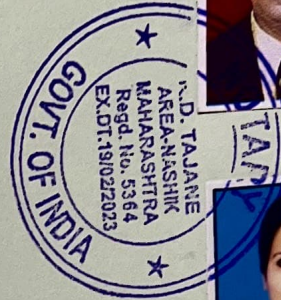
East : Plot No.12

West : 6.00 Meter colony road

South : Plot No.22

North : Plot No.20.

Made at Nashik this 9th day of March 2022.



(Signature of the Mortgagor)

परीत
सौ. उषा संजय पाटील

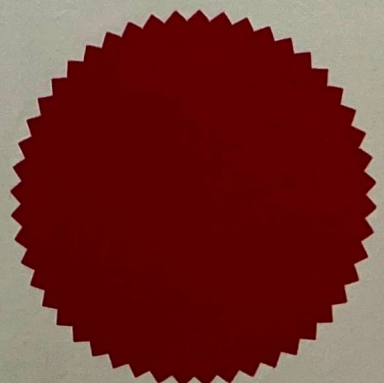
Note:

The declaration to be got executed before a Presidency Magistrate or a Notary Public.

IDENTIFIED BY

BEFORE ME

RAVINDRA D. TAJANE
Notary, Govt. of India
Office - 7/1, Maruti Chamber
District Court, Nashik - 2.



NOTARY
NOTED & REGISTERED at Serial No. 2200
DATE: 14.03.2022
THIS DOCUMENT Contains Pages 02