

Rekha Kadam
Advocate

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To,
The Branch Manager,
CENTRAL BANK OF INDIA
Main Branch, LIC Chowk, LIC Building,
Nagpur, Tah & Dist- Nagpur.

Date 25/6/2013

Dear Sir,

With reference to your letter No.....Date

I am submitting my LSR of the property to be owned by the present owner/proposed owner M/S SANGAMNER LONI INFRASTRUCTURE PVT. LTD, THROUGH ITS DIRECTOR MOHAMMAD ISRAIL S/O HAJI MOHAMMAD HANIF, Acting through its POA holder M/S-1. D. A. INFRASTRUCTURES NAGPUR, A Partnership firm through its Partner Shri. Nirmalkumar Shankarrao Athawale

along with the documents enlisted. Kindly acknowledge the same

Documents enclosed as under

- (1) ANNEXURE -1 - duly signed by the owner
- (2) ENCLOSURE (TO ANNEXURE -1) duly signed by the proposed owner.
- (3) ANNEXURE -III - LSR signed by Advocate
- (4) Search Receipt No. 4517966 Dated 15/6/2013 Original.
- (5) Draft of Affidavit to be executed before The Magistrate.
- (6) Certified Copy of Sale Deed at Sr. No. 953 dated 18/2/2008 registered in the office of SRO-4, PAGES 23


Yours Faithfully

Sar. Rekha Kadam

Advocate
201, NYAYA MANDIR, NAGPUR

AS DIRECTO
holder M/s
iner Shri. f

दिनांक १५/६/१३ सन २०

सादर करणाराचे नाव—

नॉदणी पती

पृष्ठांकनांभी नवकाल पौ

टपाल खर्च

नकला किया जाएगा (कलमे ६४ ते ६७)

सोध किया निरीक्षण

दंड—कलम २५ अन्वये

कालम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोटो लिओ)

इतर की (मागील पानावरील) बाब क्र.

सोणी तय्यार होईल व

नौदणीकृत आवेने पाटवली जाईल.
या कार्यालयात रेष्यात येईल.

सह दुधम निबंधद्वयार्थे निबंधक
नागपुर शहर क. १

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

नाचे नोंदणीकृत खातेने पाठवावा.
ह्याली करावा.

सादरभरती,

ANNEXURE - 1

From,

M/S SANGAMNER LONI INFRASTRUCTURE PVT. LTD. THROUGH ITS DIRECTOR MOHAMMAD ISRAIL S/O HAJI MOHAMMAD HANIF, Acting through its POA holder M/S I. D. A. INFRASTRUCTURES NAGPUR, A Partnership firm through its Partner Shri. Nirmalkumar Shankarrao Athawale

Office at 206/8, GPO Square,
Bahiramji Town, Civil Lines
Nagpur, Tah & Dist Nagpur

To,

The Manger
CENTRAL BANK OF INDIA
Main Branch, Nagpur.

Subject: Credit facilities sought for in the name of M/S SANGAMNER LONI INFRASTRUCTURE PVT. LTD. THROUGH ITS DIRECTOR MOHAMMAD ISRAIL S/O HAJI MOHAMMAD HANIF

Sir,

The particular of the property proposed to be mortgaged by me M/S SANGAMNER LONI INFRASTRUCTURE PVT. LTD. THROUGH ITS DIRECTOR MOHAMMAD ISRAIL S/O HAJI MOHAMMAD HANIF in favor of the bank for the credit facilities sought by me are enclosed.

You are requested to obtain legal opinion from your approved lawyer. I undertake to make payment of the related fees to you.

Yours Sincerely

Place : Nagpur

Date : 21/6/2013

M/S SANGAMNER LONI INFRASTRUCTURE PVT. LTD. THROUGH ITS DIRECTOR MOHAMMAD ISRAIL S/O HAJI MOHAMMAD HANIF Acting through its POA holder M/S I. D. A. INFRASTRUCTURES NAGPUR, A Partnership firm through its Partner Shri. Nirmalkumar Shankarrao Athawale

[Borrower]

ENCLOSURE (TO ANNEXURE - 1)

DETAILS OF THE PROPERTIES

Owner's Name: M/S SANGAMNER LONI INFRASTRUCTURE PVT. LTD. THROUGH ITS DIRECTOR MOHAMMAD ISRAIL S/O HAJI MOHAMMAD HANIF Acting through its POA holder M/S I. D. A. INFRASTRUCTURES NAGPUR, A Partnership firm through its Partner Shri. Nirmalkumar Shankarrao Athawale.

ii) Father's/Mother's/Husband's Name: M/S SANGAMNER LONI INFRASTRUCTURE PVT. LTD. THROUGH ITS DIRECTOR MOHAMMAD ISRAIL S/O HAJI MOHAMMAD HANIF Acting through its POA holder M/S I. D. A. INFRASTRUCTURES NAGPUR, A Partnership firm through its Partner Shri. Nirmalkumar Shankarrao Athawale.

iii) Age of applicant- Aged -about -Major, Office at 206/8, GPO Square, Bahiramji Town, Civil Lines, Nagpur, Tah & Dist Nagpur

iv) Postal address: Office at 206/8, GPO Square, Bahiramji Town, Civil Lines, Nagpur, Tah & Dist Nagpur

Survey No.	Site No. / Khasra No.	House No.	Extent of land/ House	Locality / Village	Revenue mandal / District	Boundaries
Kh. No. 25/1, P. H. No. 44, C. S. No. 44, Sheet No. 301/20, 336/21	Mauza - Sonegaon	H. No. 3880	Land Adm. 1396.425 Sq. Mtrs. Under development as per DOD (Land Adm. 1862.00 Sq. Mtrs. As per Agreement of Development)	In front of Sonegaon Lake, Ward No. 75 Nagpur	Nagpur	EAST- Balance Part of kh. No. 25/1 & Road WEST- Road NORTH- City Survey No. 38 & Road SOUTH- H. B. Estate Colony

III. Title the property / ies :- Whether **freehold/Leasehold..... Open Freehold Land.**

IV. Documents / Papers :

1. Original Title Deeds relating to the property / ies..... **Original Sale Deed of present owner be deposited in Bank it is available with Owner.**
2. Certified copy of the documents in case original documents not available....Not applicable as the document are available in favor of applicant.
3. Encumbrance certificate for not less than 13 years in case of priority sector advances and not less than 30 years in all other cases.
4. Link documents in case the property is not held by owner for 13 years. Link documents are verified from Sub registrar office for 30 years Declaration proceedings under Agricultural or Urban land Ceiling Laws (which is applicable).N. A..
5. Khata / pahani / possession certificate / records of rights, as applicable...City Survey Record is available.
6. Up to date house tax / land revenue receipts..... should be submitted in Bank.

V. Additional requirements in case of Agricultural land: (Not applicable in this case)

a) From Mandal revenue office :

- | | |
|---|----------|
| i) No dues certificate | yes/ No |
| ii) "No protected Tenant" | Yes / No |
| iii) Record on Rights cum pahani pathrika | Yes / No |
| iv) Ryot pass book | Yes / No |

b) From local Co-operative Bank / Loan Mortgage Bank No dues

VI. LIST / DETAILS OF DOCUMENTS GIVEN FOR SCRUTINY: --

Sr. No.	Date of the Documents	Description of the Documents	Executed by whom and in whose favor or issued by which of office
1	19/7/2007	City Survey entry as a Original Owner	Issued by City Suvey Office in the name of Smt. Zubeda Khatun Saiyyad Hiafzul Karim then his legal heirs Mohammad Akhtar Khuaza S/o Saiyyad Hiafzul Karim
2	18/2/2008	Sale Deed at Sr. No. 953 (Land Adm. 20042 Sq. Fts., bearing House No. 3880)	By M/S SANGAMNER LONI INFRASTRUCTURE PVT. LTD. in favor of Mohammad Athar Khwaja S/o Late Mr. S. H. Karim
3	17/4/2008	City Survey Propert Card at F. F. No. 1246	Issued by C. S. Office in the name of Shri. Sangamner Loni Infrastructure Pvt. Ltd.
4	13/10/2008	Correction Deed to Sale Deed at Sr. No. 5495	By Mohammad Athar Khwaja S/o Late Mr. S. H. Karim in favor of M/S SANGAMNER LONI INFRASTRUCTURE PVT. LTD.
5	19/8/2010	No Objection Certificate bearing No. NP/ARO/NOC/2010/929 9/930	No Objection Certificate with respect to Hight 29.95 Mtrs. (Above Ground level) For proposed construction of building
6	6/12/2010	Irrevocabe General POA at Sr. No. 5937	By M/S SANGAMNER LONI INFRASTRUCTURE PVT. LTD. THROUGH ITS DIRECTOR MOHAMMAD ISRAIL S/O HAJI MOHAMMAD HANIF Acting through its POA holder M/S I. D. A. INFRASTRUCTURES NAGPUR, A Partnership firm through its Partner Shri. Nirmalkumar Shankarrao Athawale & Mr. Mohammad Arshad Haji Mohammad (either 1 or 2 individually
7	6/12/2010	Agreement of Development & Sale at Sr. No. 5936	By M/S SANGAMNER LONI INFRASTRUCTURE PVT. LTD. THROUGH ITS DIRECTOR MOHAMMAD ISRAIL S/O HAJI MOHAMMAD HANIF Acting through its POA holder M/S I. D. A. INFRASTRUCTURES NAGPUR, A Partnership firm through its Partner Shri. Nirmalkumar Shankarrao Athawale & Mr. Mohammad Arshad Haji Mohammad (either 1 or 2 individually
8	8/1/2012	Building Permit & Commencement Certificate bearing No. 126/BP/Sonegaon/TP/N MC/357	Issued by NMC in the name of M/S Sangamner Loni Infrastructure through its Director Shri. Mohd Israil S/O Haji Mohammad Hanif
9	12/4/2012	Deed of Declaration at Sr. No. 02437 SRO-1	M/S SANGAMNER LONI INFRASTRUCTURE PVT. LTD. THROUGH ITS DIRECTOR MOHAMMAD ISRAIL S/O HAJI MOHAMMAD HANIF Acting through its POA holder M/S I. D. A. INFRASTRUCTURES NAGPUR, A Partnership firm through its Partner Shri. Nirmalkumar Shankarrao Athawale

...3...

I hereby declare that I have subsisting right, title and interest in the property/ies as per particulars given above, proposed to be mortgaged in favour of the Bank. I undertake to furnish any further details or documents as may be required by the Bank. I have not suppressed any material facts pertaining to the property / ies now offered as security. I hereby undertake to produce all the originals of the documents for the inspection of your Advocate at the time of giving legal scrutiny report. I hereby further declare that I have not created any prior mortgage / charge on the above mentioned property / ies, in favour of any Bank / Institution / society / person / s and that no declaration is filed under the Public Demands Recovery Act.

Place: Nagpur
21/6/2013

Yours Sincerely

M/S SANGAMNER LONI
INFRASTRUCTURE PVT. LTD. THROUGH ITS DIRECTOR MOHAMMAD ISRAIL S/O HAJI
MOHAMMAD HANIF Acting through its POA holder M/S I. D. A. INFRASTRUCTURES
NAGPUR, A Partnership firm through its Partner Shri. Nirmalkumar Shankarrao Athawale.
(Proposed/Present Owner/Borrower)