



CHALLAN
MTR Form Number-6

GRN	MH006451234201415E	BARCODE			Date	29/01/2015-13:00:50	Form ID
Department	Inspector General Of Registration						
Type of Payment	Search Fee						
	Other Items						
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1						
Location	NAGPUR						
Year	2014-2015 One Time						
Account Head Details	Amount In Rs.		Flat/Block No.				
0030072201 SEARCH FEE	350.00		Premises/Building				
			Road/Street				
			Area/Locality				
			Town/City/District				
			PIN				
			Remarks (If Any)				
			search for 2002 to 2015 plot no E-3				
			house no 294 to 302 295/1 to 302/1				
Total			Amount In	Three Hundred Fifty Rupees Only			
			Words				
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK				
	Cheque/DD Details		Bank CIN	REF No.	69103332015012911002 56443665		
Cheque/DD No			Date	29/01/2015-13:01:44			
Name of Bank			Bank-Branch	IDBI BANK			
Name of Branch			Scroll No. , Date	Not Verified with Scroll			

Mobile No. : 9890624103

For LDRS Association

Ad Nalam George

- **Description of the Property** (Particulars regarding Plot/Block/Flat No., Plot area, construction area, common space area, Revenue Survey No., City Survey No., T. P. Scheme No., Final Plot No., extent, boundaries, Village, Taluka, District, etc.):

Postal address :- Shewalkar Arcade , Laxmi Bhawan Square, Whc Road , Dharameth, Nagpur

Shewalkar Arcade All That And Parcel 11000 Sq Ft, Bearing Plot No E- 3, Together With 15 Yrs Old Structure , Built Up Area 50.167 Sq Mtrs Built Up Area 200.00 Sqft(18.58 Sqm, House No 295 To 302, 295/1 To 302/1 And 295/2 To 302/2, Cs No 275 Sheet No 19/8, Ward No 74 Mouza Ambazari Tah And Dist Nagpur

ON East	West high court road
ON West	Remaining portion of plot no E-3
ON North	Remaining part portion of plot no E3 and property of shri rajurkar
ON south	Remaining part portion of plot no E 3 And Property Of Shri Joglekar

- **Particulars of all documents made available for verification with their Registration No., Date, (State here Whether Original or Photo Copy):-**

Sr no	Date and no. of document	Document type	From	To	Property address
1.	27/04/2001 Sr No 1445 Suo Reg No 1	Sale Deed	1 Shri Subramaniyam Sarangpani Naidu 2 Shri Shivkumar Sarangpani Naidu 3 Shri Jailaxmi Kodandapani Naidu 4 Smt Kalpana Milind Naidu 5 Smt Manju Ajit Nesrikar Nesrikar 6 Shri Rajan Kodandapani Naidu 7 Smt Wani Shankar Power Of Attorney Shrin Ajit Nesrikar 8 Shri Mohan Shrinivas Naidu 9 Shri Harikrishna Shrinivas Naidu 10 Shri Venkatraman Shrinivas Naidu 11 Smt Vijaya Rajeshwar Naidu 12 Ku Prabha Sarangpani Naidu 13 Smt Vandana Sanjiv Rao 14 Smt Archana Balaji Rao 15 Ku Hemangini Veekatappa Rao	M/S Shewalkar Developers Ltd	All That And Parcel Of 68.364 % Undivided Share, Adm 7520 Sq St Out Of Total Adm 11000 Sq Ft, Bearing Plot No E- 3, together With 50 Yrs Old Semi Pucca Structure, Built Up Area 50.167 Sq Mtrs, House No 294 To 302 295/1 To 302/1 And 294 A To 302 A, Cs No 275 Sheet No 19/8, Ward No 74 Mouza Ambazari Tah And Dist Nagpur
2.	21/10/2004 Sr No.6290 Sub Reg No.1	Sale Deed On Stamp Duty Rs.243000/-	Smt Vijaya Rajeshwar Naidu Miss Prabha Sarangpani Naidu Smt Vandana Sanjiv Rao Smt Archana Balaji Rao Ku Hemangini Veekatappa Rao	M/S Shewalkar Developers Ltd	All That And Parcel Of 31.627 % Undivided Share, Adm 3480 Sq Ft Out Of Total Adm 11000 Sq Ft,),Bearing Plot No E- 3, Together With 15 Yrs Old Structure , Built Up Area 50.167 Sq Mtrs Built Up Area 200.00 Sqft(18.58 Sqm, House

				Subramaniyam Sarangpani Naidu 2 Shri Shivkumar Sarangpani Naidu 3 Shri Jailaxmi Naidu Kodandapani Naidu 4 Smt Kalpana Miling Naidu 5 Smt Manju Ajit Nesrikar 6 Shri Rajan Kodandapani Naidu 7 Smt Wani Shankar Thru Power Of Attorney Shri Ajit Nesrikar 8 Shri Mohan Shrinivas Naidu 9 Shri Harikrishna Shrinivas Naidu 10 Shri Venkatraman Shrinivas Naidu			302/2, Cs No 275 Sheet No 19/8, Ward No 74 Mouza Ambazari Tan And Dist Nagpur
3.	22/04/2014 Sr No 2572 Sub Reg No 4	Deed Declaration Stamp Duty Rs 100/-	Of On Rs	M/S Shewalkar Developers Limited Thru Its Director Shri Ashutosh Ram Shewalkar			Shewalkar Arcade Laxmi Bhawan Square Whc Road Dharameth Nagpur
4.	26/03/2014	Akhiv Patrika Boza Shikshak Sahakari bank ltd		M/S Shewalkar Developers Limited Thru Its Director Shri Ashutosh Ram Shewalkar			Cs No.275, Mouza Ambazari
5.	20/02/1998	Building Permit		NIT	Shri Shivkumar Naidu And 14 Others	Plot No E 3	
6.	20/02/1998	Approved Building Plan		NIT	Shri Shivkumar Naidu And 14 Others		
7.	31/10/2014	Tax Paid 31/03/2015	Receipt Upto	NMC	M/S Shewalkar Developers Ltd	House No 294, Ward No. 73	
8.	15/4/2010	No certificate	due	Shikshak Sahakari bank ltd	M/S Shewalkar Developers Ltd		
9.	17/2010 no. 4124 sub reg. 6	Deed of release of mortgage property		Shikshak Sahakari bank ltd	M/S Shewalkar Developers Ltd	Plot no. E-3, adm. 11000 sq. ft., (7520 sq. ft i.e 68.364 % and 3480 sq. ft., i.e 31.64 %, ward no. 74, mouza ambazari, house no. 295/1, 294, 295 to 302, 295/1 to 302/1, cs. no. 275, sheet no. 19/8, b/up area 43.29 sq. mtrs., tah and dist Nagpur	

- * **Year up to which the property tax/society charge has been paid** up to 31/03/2015
- * Whether the particulars of registration as given in the title deeds shown to the counsel tally with the particulars as stated in the records of the Registrar's office- yes
- * Whether the property/properties has/have been mutated in the name/s of the person/s offering the mortgagor

Yes, in the name of M/S Shewalkar Developers Limited Thru Its Director Shri Ashutosh Ram Shewalkar

- * Where there is any bar under any local law for creation of the mortgage on the property. Whether there are any liabilities or encumbrances over the said property. NO
- * Whether all approval clearance/sanctions required for creation of the mortgage have been obtained, what are such sanctions, approvals and clearances yet to be obtained.
approval has been obtained from NIT vide building plan dt 20/02/1998
- * Whether equitable mortgage can be created on this property/properties
Yes by individual borrower
- * Where the property/properties under consideration involves Land, whether the Land is Agricultural/ Non Agricultural land, in case of N.A. land/plot-whether it is allowed for use of Residential/Commercial/Industrial Purpose:-

yes non agriculture land city survey procedures has been completed.

- * Whether there is any construction over the said land and any Permission or Approved Lay-out plan obtained from Competent Authority?
Yes building construction has commenced please obtain technical report, the said land is converted to non agricultural use. Building permit dt. 20/02/1998 sanctioned by NIT

Please state here about the permission and approved lay-out for construction and whether the construction area is as per Approved Lay-out plan and copies verified in original or photo copy
Layout plan to be obtained and technical report should be taken.

- * Whether the property/properties is coming under the preview of Urban Land & Ceiling Act

No the act is repealed

- * Whether the property/ properties are owned by the person/s offering mortgage or is on lease (freehold / leasehold)
freehold land

- * Whether the whole/part of the property/properties being offered for mortgage is/are rented or leased out to any third party NO.

- * Whether the Property is subject to the claim of any minor person
NO

- * Whether the Property is subject to land acquisition proceedings
NO

▪ **Description of the Search / Inspection Receipt**

- I have carried out the search in the office of the sub registrar 1 (jurisdiction)
- As per the records of the website www.igmaharashtra.gov.in. The records have not been updated completely and connectivity of the registrar offices is not available, hence affidavit from the owner is recommended as per format enclosed

Date	Period	Receipt no.	Sub office	Receipt amount
29/1/2015	2002 to 2015	MH005451234201415E	1	350/-

- Original search receipt is enclosed

Additional documents (if any obtained):- NIL

▪ **Devolution of Title / Title Flow**

- Whereas the said land bearing plot no.E-3 total Adm 11000 Sq Ft, was originally belonged to shri sadashivrao krishnrao buty
- And whereas shri sadashivrao krishnrao buty sold said plot no. E-3 to Smt. Shakuntala Naidu W/o Sarangpani Naidu vide sale deed dated 27/05/1937 registered at serial no.818 sub registrar Nagpur.
- And whereas Smt. Shakuntala Naidu W/o Sarangpani Naidu died on 30/05/1974 and her legal heirs
- Shri. P.Sarangpani Naidu, (Husband)
- 5 daughters namely
- Shiromani,
- Pramila,
- Sushila,
- Prabha
- Vijaya and 3 sons Namely
- Koddandapani Naidu,
- Subramaniyam Naidu, and
- Shivkumar Naidu to inherited the said properly.
- And whereas Shri. P.Sarangpani Naidu died on 13/6/1994
- And whereas Koddandapani Naidu died on 10/8/1987 and his legal heirs
- Shri Jailexmi Kodandapani Naidu
- Smt Kalpana Milind Naidu
- Smt Manju Nesrikar Ajit Nesrikar
- Shri Rajan Kodandapani Naidu
- And whereas smt. Shiromani died on 3/11/1992 and her legal heirs
- Shri Mohan Shrinivas Naidu
- Shri Harikrishna Shrinivas Naidu
- Shri Venkatraman Shrinivas Naidu

And whereas Shri Subramaniyam Sarangpani Naidu , 2 Shri Shivkumar Sarangpani Naidu , 3 Shri Jailexmi Kodandapani Naidu, 4 Smt Kalpana Milind Naidu, 5 Smt Manju Nesrikar Ajit Nesrikar, 6 Shri Rajan Kodandapani Naidu, 7 Smt Wani Shankar Thru Power Of Attorney Shrin Ajit Nesrikar, 8 Shri Mohan Shrinivas Naidu, 9 Shri Harikrishna Shrinivas Naidu, 10 Shri Venkatraman Shrinivas Naidu, 11 Smt Vijaya Rajeshwar Naidu , 12 Ku Prabha Sarangpani Naidu , 13 Smt Vandana Sanjiv Rao, 14 Smt Archana Balaji Rao, 15 Ku Hemangini Vebkatappa Rao sold said 68.364 % Undivided Share,

Limited Thru Its Director Shri Ashutosh Ram Shewalkar vide sale deed dated 27/04/2001 Sr No 1445 Sub Reg No 1 Nagpur

And whereas Smt Vijaya Rajeshwar Naidu , Miss Prabha Sarangpani Naidu , Smt Vandana Sanjiv Rao

Smt Archana Balaji Rao, Ku Hemangini Vebkatappa Rao, (**Consenting Party** Shri Subramaniyam Sarangpani Naidu , 2 Shri Shivkumar Sarangpani Naidu , 3 Shri Jallaxmi Naidu Kodandapani Naidu, 4 Smt Kalpana Milind Naidu, 5 Smt Manju Ajit Nesrikar, 6 Shri Rajan Kodandapani Naidu, 7 Smt Wani Shankar Thru Power Of Attorney Shri Ajit Nesrikar, 8 Shri Mohan Shrinivas Naidu, 9 Shri Harikrishna Shrinivas Naidu, 10 Shri Venkatraman Shrinivas Naidu sold said 31.627 % Undivided Share, Adm 3480 Sq Ft Out Of Total Adm 11000 Sq Ft.), Bearing Plot No E- 3, to M/S Shewalkar Developers Limited Thru Its Director Shri Ashutosh Ram Shewalkar vide sale deed dated **21/10/2004 Sr No.6290 in the office Sub Reg No.1 Nagpur**

And Whereas M/S Shewalkar Developers Limited Thru Its Director Shri Ashutosh Ram Shewalkar promoted a multistoried scheme styled Shewalkar Arcade apartments on the said plot no. E-3 and submitted the said scheme to the provisions of the Maharashtra Apartments ownership Act 1970.

And whereas the building plan is duly approved by Nagpur Improvement Trust vide building permit dt. 20/02/1998

And whereas the deed of declaration for the said Shewalkar Arcade apartments is registered on 22/04/2014 at sr. no. 2572 in the office of sub reg. no. 4 Nagpur.

And whereas the name of the present owner is duly mutated in the revenue records

And whereas the said plot no. E-3 mortgage deed dated 2/9/2004 no. 5267 in the office in the sub reg. 1 Nagpur in favour of Shikshak Sahakari bank ltd and release deed dated 1/7/2010 no. 4124 in the office sub reg. 6 Nagpur

Flow chart

Original owner	shri sadashivrao krishnrao buty	shri sadashivrao krishnrao buty
Smt. Shakuntala 30/05/1974	Naidu W/o Sarangpani Naidu died on	Smt. Shakuntala Naidu W/o Sarangpani Naidu
		• Shri. P.Sarangpani Naidu, (Husband) • 5 daughters namely ➤ Shironani, ➤ Pramila, ➤ Sushila, ➤ Prabha • Vijaya and 3 sons Namely ➤ Koddandapani Naidu, ➤ Subramaniyam Naidu, and ➤ Shivkumar Naidu
And whereas Shri. P.Sarangpani Naidu died on 13/6/1994		
And whereas Koddandapani Naidu died on 10/8/1987 and his legal heirs		• Shri Jallaxmi Kodandapani Naidu • Smt Kalpana Milind Naidu • Smt Manju Nesrikar Ajit Nesrikar • Shri Rajan Kodandapani Naidu
And whereas smt. Shiromani died on 3/11/1992 and her legal heirs		➤ Shri Mohan Shrinivas Naidu ➤ Shri Harikrishna Shrinivas Naidu ➤ Shri Venkatraman Shrinivas Naidu
And whereas Pramila died on 1/8/1990 and her legal heirs		➤ Smt Vandana Sanjiv Rao ➤ Smt Archana Balaji Rao ➤ Ku Hemangini Vebkatappa Rao
All legal heirs Shri Subramaniyam Sarangpani Naidu , 2 Shri Shivkumar Sarangpani Naidu , 3 Shri Jallaxmi Kodandapani Naidu, 4 Smt Kalpana Milind Naidu, 5 Smt Manju Nesrikar Ajit Nesrikar, 6 Shri Rajan Kodandapani Naidu, 7 Smt Wani Shankar Thru Power Of Attorney Shrin Ajit Nesrikar, 8 Shri Mohan Shrinivas Naidu, 9 Shri Harikrishna Shrinivas Naidu, 10 Shri Venkatraman Shrinivas Naidu, 11 Smt Vijaya Rajeshwar Naidu , 12 Ku Prabha Sarangpani Naidu , 13 Smt Vandana Sanjiv Rao, 14 Smt Archana Balaji Rao, 15 Ku Hemangini Vebkatappa Rao		sold said 68.364 % Undivided Share, Adm 7520 Sq ft and 31.627 % Undivided Share Adm 3480 Sq Ft. Total Adm 11000 Sq Ft, Bearing Plot No E- 3, to M/S Shewalkar Developers Limited Thru Its Director Shri Ashutosh Ram Shewalkar vide sale deed dated 27/04/2001 Sr No 1445 Sub Reg No 1 Nagpur and 21/10/2004 Sr No.6290 in the office Sub Reg No.1 Nagpur
And whereas the deed of declaration for the said Shewalkar Arcade apartments is registered on 22/04/2014 at sr. no. 2572 in the office of sub reg. no. 4 Nagpur.		
And whereas the said plot no. E-3 mortgage deed dated 2/9/2004 no. 5267 in the office in the sub reg. 1 Nagpur in favour of Shikshak Sahakari bank ltd and release deed dated		

• Documents required while creating E.M.

[List/Details of title deeds/documents to be deposited for creating mortgage by deposit of title deeds]:-

Prior to Sanction of loan

Critical Documents

Individual Document all original

S: no	Date and no. of document	Document type	From	To	original /copy
1.		allotment letter	M/S Shewalkar Developers Limited Thru Its Director Shri Ashutosh Ram Shewalkar	Individual purchaser	original
2.		own contribution receipt	M/S Shewalkar Developers Limited Thru Its Director Shri Ashutosh Ram Shewalkar	Individual purchaser	original
3.		undertaking to submit original sale deed and and noc as applicable at the time of possession	Individual purchaser	PNBHFL	original
4.		noc for mortgage	M/s Sirsikar Developers and building pvt ltd thru director Shri. Raju Yogeshwar Sirsikar	PNBHFL	original
5.		Authority to issue cheque in favour of M/S Shewalkar Developers Limited	Individual purchaser	PNBHFL	original
6.		Affidavit for clear title	M/S Shewalkar Developers Limited Thru Its Director Shri Ashutosh Ram Shewalkar		Original
7.		noc for sale			
8.		noc for mortgage			
9.		release letter			
10.		Board resolution to borrow and create mortgage	M/S Shewalkar Developers Limited Thru Its Director Shri Ashutosh Ram Shewalkar		certified copy
11.		roc search			original

For Libra Association

 Proprietor
Medium Group

builder document all copies

Sr no	Date and no. of document	Document type	From	To
1.	27/04/2001 Sr No 1445 Sub Reg No 1	Sale Deed	1 Shri Subramaniyam Sarangpani Naidu 2 Shri Shivkumar Sarangpani Naidu 3 Shri Jailaxmi Kodandapani Naidu 4 Smt Kaipana Milind Naidu 5 Smt Manju Nesrikar Ajit Nesrikar 6 Shri Rajan Kodandapani Naidu 7 Smt Wani Shankar Thru Power Of Attorney Shrin Ajit Nesrikar 8 Shri Mohan Shrinivas Naidu 9 Shri Hanikrishna Shrinivas Naidu 10 Shri Venkatraman Shrinivas Naidu 11 Smt Vijaya Rajeshwar Naidu 12 Ku Prabha Sarangpani Naidu 13 Smt Vandana Sanjiv Rao 14 Smt Archana Balaji Rao 15 Ku Hemangini Vebkatappa Rao	M/S Shewalkar Developers Ltd
2.	21/10/2004 Sr No.6290 Sub Reg No.1	Sale Deed On Stamp Duty Rs.243000/-	Smt Vijaya Rajeshwar Naidu Miss Prabha Sarangpani Naidu Smt Vandana Sanjiv Rao Smt Archana Balaji Rao Ku Hemangini Vebkatappa Rao Consenting Party Shri Subramaniyam Sarangpani Naidu 2 Shri Shivkumar Sarangpani Naidu 3 Shri Jailaxmi Naidu Kodandapani Naidu 4 Smt Kaipana Milind Naidu 5 Smt Manju Ajit Nesrikar 6 Shri Rajan Kodandapani Naidu 7 Smt Wani Shankar Thru Power Of Attorney Shri Ajit Nesrikar 8 Shri Mohan Shrinivas Naidu 9 Shri Hanikrishna Shrinivas Naidu 10 Shri Venkatraman Shrinivas Naidu	M/S Shewalkar Developers Ltd
3.	22/04/2014 Sr No 2572 Sub Reg No 4	Deed Declaration On Stamp Duty Rs 100/-	M/S Shewalkar Developers Limited Thru Its Director Shri Ashutosh Ram Shewalkar	
4.	26/03/2014	Akhiv Patrika Boza Shikshak Sahakari bank Ltd	M/S Shewalkar Developers Limited Thru Its Director Shri Ashutosh Ram Shewalkar	
5.	20/02/1998	Building Permit	NIT	Shri Shivkumar Naidu And 14 Others
6.	20/02/1998	Approved Building Plan	NIT	Shri Shivkumar Naidu And 14 Others
7.	31/10/2014	Tax Receipt Paid Upto 31/03/2015	NMC	M/S Shewalkar Developers Ltd
8.	15/4/2010	No due certificate	Shikshak Sahakari bank ltd	M/S Shewalkar Developers Ltd
9.	17/2010 no. 4124 sub reg. 6	Deed of release of mortgage property	Shikshak Sahakari bank ltd	M/S Shewalkar Developers Ltd

For LITRE Associates

Proprietor

In our opinion, the following documents are required to be taken for creation of security:

At the time of Delivery of Pay Order(s)/ Demand Draft (s) to the Seller/Borrowers

Critical Documents

agreement for sale with sub reg receipt	M/S Shewalkar Developers Limited Thru Its Director Shri Ashutosh Ram Shewalkar	Individual purchaser	original
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Post Disbursal

Critical Documents

Each individual borrower

sale deed with sub reg receipt on possession	M/S Shewalkar Developers Limited Thru Its Director Shri Ashutosh Ram Shewalkar	Individual purchaser	original after disbursement
POSSESSION LETTER	M/S Shewalkar Developers Limited Thru Its Director Shri Ashutosh Ram Shewalkar	Individual purchaser	original BEFORE FINAL disbursement
Intimation for mortgage	PNBHFL	SRO	ack copy 30 days
Noc for mortgage	NIT	Individual purchaser	ORIGINAL AFTER SALE DEED
Intimation for mortgage	PNBHFL	NIT	Copy
Removal of boza in akhiv patra	Shikshak Sahakari bank ltd		

Document nice to have

CERTIFICATE

THIS IS TO CERTIFY that M/S Shewalkar Developers Limited Thru Its Director Shri Ashutosh Ram Shewalkar (name of the owner) is the absolute owner of Shewalkar Arcade All That And Parcel 11000 Sq Ft ,Bearing Plot No E- 3,Together With 15 Yrs Old Structure , Built Up Area 50.167 Sq Mtrs Built Up Area 200.00 Sqft(18.58 Sqm, House No 295 To 302, 295/1 To 302/1 And 295/2 To 302/2, Cs No 275 Sheet No 19/8,Ward No 74 Mouza Ambazari Tah And Dist Nagpur (property address) . The said flat/property is free from all sorts of encumbrances, lien, charges, mortgages, etc. M/S Shewalkar Developers Limited Thru Its Director Shri Ashutosh Ram Shewalkar (name of the owner) is having valid, **absolute, clear and marketable title** to the flat/floor/shop/property and can create a valid mortgage in favour of PNBHFL. The said Property / mortgage can be enforced (if required) under the provisions of The Securitization and Reconstruction of Financial Assets and Enforcement of Securities Act, 2002 and amendments thereto ("SARFAESI") by PNBHFL

Place: - Nagpur

Date:

Original verification pending

Thanking you

Yours sincerely

FOR LIBRA ASSOCIATES

NEELAM GEORGE

PROPRIETOR

For Libra Associates

Proprietor
Neelam George