



CHALLAN
MTR Form Number-6

GRN	MH005063697201718E	BARCODE	[Barcode]		Date	05/09/2017-13:08:05	Form ID
Department				Inspector General Of Registration			
Type of Payment				Payer Details			
Search Fee				TAX ID (If Any)			
Other Items				PAN No.(If Applicable)			
Office Name				Full Name		Adv Makarand M Pathak	
NGP1_HQR SUB REGISTRAR NAGPUR 1							
Location				Flat/Block No.			
NAGPUR							
Year				Premises/Building			
2017-2018 From 01/09/2017 To 30/09/2017							
Account Head Details			Amount In Rs.				
0030072201 SEARCH FEE			325.00		Road/Street		
					Area/Locality		
					Town/City/District		
					PIN		
					Remarks (If Any)		
					Search from 2005 to 2017 Mouza Besa Plot No 13 and 14 KH No 85/1 Teh		
					Nagpur Gramin		
					Amount In		
					Three Hundred Twenty Five Rupees Only		
Total			325.00		Words		
Payment Details				FOR USE IN RECEIVING BANK			
STATE BANK OF INDIA							
Cheque-DD Details				Bank CIN	Ref. No.	00040572017090533477	IK00HHNQEB
Cheque/DD No.				Bank Date	RBI Date	05/09/2017-13:08:36	Not Verified with RBI
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Mobile No. : Not Available

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
संदर्भ चालन "ट्रिप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवताच्या दस्तासाठी लागू नाही.

1
MAKARAND M. PATHAK
Plot No.100, Bank Colony,
Bhagwan Nagar, Nagpur - 440027.
Ph. No. 2756455; MOBILE 9890387594
makarandpathak.2010@gmail.com

PNB HOUSING FINANCE LIMITED
LEGAL TITLE OPINION/SRO SEARCHREPORT

Ref No. APF

Date: - 05/09/2017

Report: - Positive

Search Receipt No.

GRN MH005063697201718E

Date of search receipt

05/09/2017

Search for the period

13 Years.

ANNEXURE

Search Receipts

Sub-Registrar office at Nagpur (Gramin)

Type of Case

APF

The Branch Manager,
PNBHFL,
Nagpur.

Sir,

As desired by you the records of Sub-Registrar, Nagpur (Gramin), have been verified by me for the period of last 13 Years for investigation of title in respect of the below mentioned property. I have also verified documents mentioned in schedule. On the basis of said documents my REPORT/CERTIFICATE is given as under: -

SUB: - TITLE CLEARANCE CERTIFICATE

- **Name/s of all the Title holders/Present Owner/s of the Property/Properties: -**
Swaraj Dev Builders & Developers, Nagpur through its Partners 1. Smt. Minal Girish Gulhane 2. Shri. Sarang Sharadrao Chaudhari
- **Name/s of the person/s offering mortgage: - APF**
- **Status of the Owner/s and Mortgagor/s: - Partnership Firm**
- **Description of the Property**

All that piece and parcel of the land bearing Plot No. 13, admeasuring about 165.00 Sq. Mtrs., and Plot No. 14, admeasuring about 260.31 Sq. Mtrs., As per Release Letter, being a part and portion of the entire land bearing Kh. No. 85/1, situated at **Mouza - Besa**, P. H. No. 38, within the limits of Grampanchayat - Besa, Tahasil - Nagpur (Rural) and District Nagpur and the said property is bounded as under: -

	Plot No. 13	Plot No. 14
East	: Kh. No. 85/2	Kh. No. 85/2
West	: 7.50 Mtr. Wide Road	7.50 Mtr. Wide Road
North	: Plot No. 12	Plot No. 13
South	: Plot No. 14	9.00 Mtr. Wide Road

▪ **Particulars of all documents made available for verification**

1. Copy of Sale Deed dt. 13/02/1989, bearing Reg. No. 702, executed by Sau. Mina Ramchandra Sagade in favour of Sau. Tarabai Nandlalji Shahu
2. Copy of General Power of Attorney dt. 20/12/2007, bearing Sr. No. 5937, executed by Smt. Tarabai Nandlalji Shahu in favour of 1. Shri. Satish Nandlalji Shahu & 2. Shri. Subhash Nandlalji Shahu.


MAKARAND M. PATHAK

3. Copy of Sale Deed dt. 26/12/2008, bearing Sr. No. 6798, executed by Smt. Tarabai Nandlalji Shahu through POA holder Shri. Subhash Nandlalji Shahu in favour of Shri. Gunwant Sudamrao Deopare. (for Plot No. 13)
4. Copy of Sale Deed dt. 26/12/2008, bearing Sr. No. 6797, executed by Smt. Tarabai Nandlalji Shahu through POA holder Shri. Subhash Nandlalji Shahu in favour of Smt. Swati Gunwant Deopare. (for Plot No. 14)
5. Copy of Mortgage Deed dt. 09/10/2009, bearing Sr. No. 6863, executed by Shri. Gunwant Sudamrao Devpare in favor of The Navaday Urban Co-Operative Bank Limited for Plot No. 13
6. Copy of Power of Attorney dt. 13/09/2012, bearing Sr. No. 4349, executed by Smt. Swati Gunwant Deopare in favour of Shri. Gunwant Sudamrao Deopare.
7. Copy of Sale Deed dt. 19/06/2013, bearing Sr. No. 7136, executed by Shri. Gunwant Sudamrao Deopare in favour of Shri. Vijay Kailash Joshi. (for Plot No. 13)
8. Copy of Sale Deed dt. 19/06/2013, bearing Sr. No. 7135, executed by Smt. Swati Gunwant Deopare through POA holder Shri. Gunwant Sudamrao Deopare in favour of Shri. Vijay Kailash Joshi. (for Plot No. 14)
9. Copy of Mortgage Deed dt. 27/08/2013, bearing Sr. No. 9986, executed by Shri. Govind Suresh Joshi and Shri. Vijay Kailash Joshi in favour of The Navaday Urban Co-Operative Bank Limited
10. Copy of Reconveyance Deed dt. 31/05/2016, bearing Sr. No. 4160, executed by The Navaday Urban Co-Operative Bank Limited in favour of Shri. Govind Suresh Joshi and Shri. Vijay Kailash Joshi.
11. Copy of Sale Deed dt. 21/10/2015, bearing Sr. No. 6965, executed by Shri. Vijay Kailash Joshi in favour of Swaraj Dev Builders & Developers, Nagpur through its Partners 1. Smt. Minal Girish Gulhane 2. Shri. Sarang Sharadrao Chaudhari.
12. Copy of Deed of Declaration dt. 16/02/2017, bearing Sr. No. 1088, executed by Swaraj Dev Builders & Developers, Nagpur through its Partners 1. Smt. Minal Girish Gulhane & 2. Shri. Sarang Sharadrao Chaudhari
13. Copy of ULC Order dt. 29/06/2006, bearing Case No. 206/2006, issued by Add. Collector Competent Authority ULC Nagpur
14. Copy of ULC Order dt. 31/07/2006, bearing No. ATP/ULC/TD(794)/2006/1550, issued by Add. Collector Competent Authority ULC Nagpur
15. Copy of N A Order dt. 26/04/2007, passed in Rev. Case No. 225/NAP-34/ 2006-07, by the Collector Nagpur in favour of Smt. Tarabai Nandlalji Shahu.
16. Copy of Layout Plan sanctioned by the Collector Nagpur.
17. Copy of Release Letter dt. 10/02/2016, bearing No. AE-01/Metro/1033, issued by the N.I.T. for Plot No. 13
18. Copy of Release Letter dt. 11/02/2016, bearing No. AE-01/ Metro/1032, issued by the N.I.T. for Plot No. 14.
19. Copy of Amalgamation Letter dt. 21/07/2016, bearing No. AE(M-1)/ 112, issued by the N.I.T.
20. Copy of Building Permit dt. 15/09/2016, Permit No. BE (Metro)/South/Nagpur (Rural)/ Case No. MB/ 2261/2016072938, issued by the N.I.T.
21. Copy of Building Plan dt. 15/09/2016, Permit No. BE (Metro)/South/Nagpur (Rural)/Case No. MB/2261/2016072938, sanctioned by the N.I.T.
22. Copy of 7/12 Extract dt. 17/07/2017, for Plot No. 13 & 14, issued by Talathi in favour of Swaraj Dev Builders & Developers, Nagpur through its Partners 1. Smt. Minal Girish Gulhane 2. Shri. Sarang Sharadrao Chaudhari
23. Copy of Tax Receipt dt. 21/10/2015, issued by Grampanchayat - Besa.
24. Copy of Partnership Deed dt. 19/10/2015, of Swaraj Dev Builders & Developers.
25. Copy of Ack. of Application for registration of Partnership Firm.
26. Copy of No Due Certificate issued by the The Navaday Urban Co-Operative Bank Limited in favour of Shri. Gunwant Sudamrao Devpare, for Plot No. 13.

- Year up to which the property tax/society charge has been paid

Grampanchayat Taxes are paid up to 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.

MAKARAND M. PATHAK
(ADVOCATE)

- Whether the property/properties has/have been mutated in the name/s of the person/s offering the mortgagor
Yes.
- 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.
In Individual cases charge in 7/12 Extract be created
- 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.
NA
- Whether equitable mortgage can be created on this property/properties
Yes
- 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:-
Residential
- Whether there is any construction over the said land and any Permission or Approved Lay-out plan obtained from Competent Authority?
Building Plan is sanctioned by the N.I.T.
- Whether the property/properties is coming under the preview of Urban Land & Ceiling Act
No.
- Whether the property/ properties are owned by the person/s offering mortgage or is on lease (freehold / leasehold)
Free hold
- Whether the whole/part of the property/properties being offered for mortgage is/are rented or leased out to any third party
NA
- 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**

Search Receipt No.	:	GRN MH005063697201718E
Date of search receipt	:	05/09/2017
Search for the period	:	13 Years.
Additional documents (if any obtained)	:	No

▪ **Devolution of Title / Title Flow**

From the papers submitted above it is clear that the land bearing Kh. No. 85/1, admeasuring about 2.00 Hectar R, situated at **Mouza – Besa**, P. H. No. 38, within the limits of Grampanchayat - Besa, Tahasil – Nagpur (Rural) and District Nagpur, belonged to Smt. Tarabai Nandlalji Shahu.

That the aforesaid owners filed returns u/s 6(2) under Urban Land Ceiling Act 1976. The U.L.C. vide Order passed in Case No. 206/2006, dt. 29/06/2006 declared the area of about 4500.00 Sq. Mtrs. retainable land and the balance land of 15500 Sq. Mtrs. as surplus Vacant Land out of entire Land, bearing Kh. No. 85/1. The said owners thereafter of the said land applied for the exemption of surplus Vacant Land. Thereafter Govt. exempted the said Surplus vacant land vide order in case No. ATP/ULC/TD(794)/2006/1550 on 31/07/2006. That the said land was converted for Non-Agricultural Use by the Order passed by Collector, Nagpur vide Order dt. 26/04/2007, passed in Rev. Case No. 225/NAP-34/ 2006-07. And the layout Plan is duly sanctioned by the Collector Nagpur

That thereafter Smt. Tarabai Nandlalji Shahu, executed the General Power of Attorney in favour of 1. Shri. Satish Nandlalji Shahu 2. Shri. Subhash Nandlalji Shahu on 20/12/2007, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 5937.


MAKARAND M. PATHAK
(ADVOCATE)

That thereafter Smt. Tarabai Nandlalji Shahu through POA holder Shri. Subhash Nandlalji Shahu sold the Said Plot No. 13, admeasuring about 165.00 Sq. Mtrs., to Shri. Gunwant Sudamrao Deopare by virtue of the Sale Deed dt. 26/12/2008, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 6798. As such Shri. Gunwant Sudamrao Deopare became the owner of the said Plot No. 13.

That thereafter Smt. Tarabai Nandlalji Shahu through POA holder Shri. Subhash Nandlalji Shahu sold the Said Plot No. 14, admeasuring about 260.31 Sq. Mtrs., to Smt. Swati Gunwant Deopare by virtue of the Sale Deed dt. 26/12/2008, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 6797. As such Smt. Swati Gunwant Deopare became the owner of the said Plot No. 14.

That thereafter Shri. Gunwant Sudamrao Devpare has mortgaged the said Plot No. 13 with The Navaday Urban Co-Operative Bank Limited, by virtue of the Mortgage Deed dt. 09/10/2009, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 6863. That the said loan was repaid and The Navaday Urban Co-Operative Bank Limited has issued the No Due Certificate in the name of Shri. Gunwant Sudamrao Devpare. However the Reconveyance Deed can be obtained.

That thereafter Smt. Swati Gunwant Deopare, executed the Power of Attorney in favour of Shri. Gunwant Sudamrao Deopare on 13/09/2012, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 4349. That thereafter Shri. Gunwant Sudamrao Deopare sold the Said Plot No. 13, to Shri. Vijay Kailash Joshi by virtue of the Sale Deed dt. 19/06/2013, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 7136. As such Shri. Vijay Kailash Joshi became the owner of the said Plot No. 13. That thereafter Smt. Swati Gunwant Deopare through POA holder Shri. Gunwant Sudamrao Deopare sold the Said Plot No. 14, to Shri. Vijay Kailash Joshi, by virtue of the Sale Deed dt. 19/06/2013, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 7135. As such Shri. Vijay Kailash Joshi became the owner of the said Plot No. 14.

That thereafter Shri. Govind Suresh Joshi and Shri. Vijay Kailash Joshi has mortgaged the said Plot No. 13 and 14 with The Navaday Urban Co-Operative Bank Limited, by virtue of the Mortgage Deed dt. 27/08/2013, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 9986. And the said loan was repaid and the said The Navaday Urban Co-Operative Bank Limited has release the charge over the said property in favour of Shri. Govind Suresh Joshi and Shri. Vijay Kailash Joshi, by virtue of the Reconveyance Deed dt. 31/05/2016, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 4160.

That thereafter Shri. Vijay Kailash Joshi sold the Said Plot No. 13 & 14, to Swaraj Dev Builders & Developers, Nagpur through its Partners 1. Smt. Minal Girish Gulhane 2. Shri. Sarang Sharadrao Chaudhari by virtue of the Sale Deed dt. 21/10/2015, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 6965. As such Swaraj Dev Builders & Developers, Nagpur through its Partners 1. Smt. Minal Girish Gulhane 2. Shri. Sarang Sharadrao Chaudhari became the owner of the said Property.

That the N.I.T. has issued the Release Letter for the said Plot No. 13 & 14. That the Owners/Developers of the said land intends to develop the said property bearing plot Nos. 13 & 14, by constructing a multistoried building to be known and styled as "DUTTA ENCLAVE" and the Building Plan is Sanctioned by the N.I.T. on 15/09/2016, bearing Permit No. BE (Metro)/South/Nagpur (Rural)/Case No. MB/2261/2016072938. And aforesaid property was submitted to the MAHARASHTRA APARTMENT OWNERSHIP ACT and Deed of Declaration to that effect which is duly registered before the Sub-Registrar Nagpur at Sr. No. 1088, dt. 16/02/2017.

I have taken the Search of Index-II made available for inspection in the Sub-Registrar Office by paying requisite charges and the documents produced before me, I am of the Opinion that Swaraj Dev Builders & Developers is the owner of the said property. However, charges or rights created by unregistered documents cannot be ascertained and known from the entries from the Govt. Record. That thereafter further from 01-11-2005 all the Sub Registrar of Nagpur have power to register documents irrespective of Mouza or ward where the property is situated and a

Centralized System to take search of Index-II of all the offices at one place is yet to be devised, and In Sub Registrar Office Index-II are not complied Mouzawise and Encumbrance Certificate is not issued by the Sub-Registrar Office. And therefore by way of an abundant precaution an affidavit from the owner be taken stating on oath that his title over the property is clear and marketable and that said property is not transferred or alienated in any manner whatsoever and there are no encumbrances. And this counsel has verified the document No. 3,4,7,8,11,12 & 17 to 21 as mentioned in the list of documents studied in Original, on 27/06/2017.

We understand that now the purchaser/borrower intends to purchase the said property by availing the loan facilities of PNB HFL.

Notes/Disclaimer:

This report does not comment upon: Technical regularity (adherence to building bylaws, approvals etc.); whether the property is subject matter of any litigation; Authenticity of the Original Counterparts of the documents supplied.

DOCUMENTS REQUIRED WHILE CREATING E.M.

[LIST/ DETAILS OF TITLE DEEDS/ DOCUMENTS TO BE DEPOSITED FOR CREATING MORTGAGE BY DEPOSIT OF TITLE DEEDS]: -

Annexure-'A'

Prior to sanction of loan

1. Copy of Sale Deed dt. 13/02/1989, bearing Reg. No. 702, executed by Sau. Mina Ramchandra Sagade in favour of Sau. Tarabai Nandlalji Shahu
2. Copy of General Power of Attorney dt. 20/12/2007, bearing Sr. No. 5937, executed by Smt. Tarabai Nandlalji Shahu in favour of 1. Shri. Satish Nandlalji Shahu & 2. Shri. Subhash Nandlalji Shahu.
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6. Copy of Power of Attorney dt. 13/09/2012, bearing Sr. No. 4349, executed by Smt. Swati Gunwant Deopare in favour of Shri. Gunwant Sudamrao Deopare.
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8. Copy of Sale Deed dt. 19/06/2013, bearing Sr. No. 7135, executed by Smt. Swati Gunwant Deopare through POA holder Shri. Gunwant Sudamrao Deopare in favour of Shri. Vijay Kailash Joshi. (for Plot No. 14)
9. Copy of Mortgage Deed dt. 27/08/2013, bearing Sr. No. 9986, executed by Shri. Govind Suresh Joshi and Shri. Vijay Kailash Joshi in favour of The Navaday Urban Co-Operative Bank Limited
10. Copy of Reconveyance Deed dt. 31/05/2016, bearing Sr. No. 4160, executed by The Navaday Urban Co-Operative Bank Limited in favour of Shri. Govind Suresh Joshi and Shri. Vijay Kailash Joshi.
11. Copy of Sale Deed dt. 21/10/2015, bearing Sr. No. 6965, executed by Shri. Vijay Kailash Joshi in favour of Swaraj Dev Builders & Developers, Nagpur through its Partners 1. Smt. Minal Girish Gulhane 2. Shri. Sarang Sharadrao Chaudhari.
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15. Copy of N A Order dt. 26/04/2007, passed in Rev. Case No. 225/NAP-34/ 2006-07, by the Collector Nagpur in favour of Smt. Tarabai Nandlalji Shahu.
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17. Copy of Release Letter dt. 10/02/2016, bearing No. AE-01/Metro/1033, issued by the N.I.T. for Plot No. 13
18. Copy of Release Letter dt. 11/02/2016, bearing No. AE-01/ Metro/1032, issued by the N.I.T. for Plot No. 14.
19. Copy of Amalgamation Letter dt. 21/07/2016, bearing No. AE(M-1)/ 112, issued by the N.I.T.
20. Copy of Building Permit dt. 15/09/2016, Permit No. BE (Metro)/South/Nagpur (Rural)/ Case No. MB/ 2261/2016072938, issued by the N.I.T.
21. Copy of Building Plan dt. 15/09/2016, Permit No. BE (Metro)/South/Nagpur (Rural)/Case No. MB/2261/2016072938, sanctioned by the N.I.T.
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24. Copy of Partnership Deed dt. 19/10/2015, of Swaraj Dev Builders & Developers,
25. Copy of Ack. of Application for registration of Partnership Firm.
26. Copy of No Due Certificate issued by the The Navaday Urban Co-Operative Bank Limited in favour of Shri. Gunwant Sudamrao Devpare, for Plot No. 13.

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

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

- 1) Original Proposed Registered Agreement to Sale in the name of Borrower
- 2) Original Allotment Letter from Builder
- 3) Original NOC for mortgage from Builder
- 4) Original Demand Letter from Builder
- 5) Original Affidavit from Builder

Annexure "C"

Post Disbursal: - Nil

Document nice to have: - Not Applicable

Pay Order /Demand Draft/ Cheque favouring made by PNBHFL in favour of: -

Swaraj Dev Builders & Developers, Nagpur

CERTIFICATE

THIS IS TO CERTIFY that, Swaraj Dev Builders & Developers, Nagpur through its Partners 1. Smt. Minal Girish Gulhane 2. Shri. Sarang Sharadrao Chaudhari are the owners of Property. The said property is free from all other sorts of encumbrances, lien, charges, mortgages, etc. and they will have valid, *absolute, clear and marketable title* to the property and can create a valid mortgage in favour of PNBHFL after the submission of original document mentioned above in the report. 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.

Nagpur: -
Dt.05/09/2017

MAKARAND M. PATHAK
MAKARAND M. PATHAK
(ADVOCATE)
100, Bhagwan Nagar, Bank
Colony, NAGPUR