

Pradip B Likhite
Advocate

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11.06.2017

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	Shree Laxmi Venture PVT LTD Nagpur
	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.	Shree Laxmi Venture PVT LTD Nagpur Through its Director Shri. Vinod Pundlikrao Kubde Shri. Rajesh Homraj Rokde Shri. Ganesh Homraj Rokde Shri. Uamesh Rambhau Mhatre All R/o Nagpur
2	a) Name of the unit/concern/company/person offering the property/(ies) as security.	Shree Laxmi Venture PVT LTD Nagpur
	b) Constitution of the unit/concern/ person /body/authority offering the property for creation of charge. .	Shree Laxmi Venture PVT LTD Nagpur
	c) State as to under what capacity is security offered(whether as joint applicant or borrower or as guarantor ,etc)	Intending Borrower or as guarantor
3	Complete or full description of the immovable property/(ies) offered as security including the following details	At. Mz Parsodi Umrer , Municipal Council Umrer , House No. 12916 Ward No. 23. Flat No. 203 second floor area 59.30 Sq Mtrs Tah. Umrer , Distt. Nagpur
	a) Survey No.	Mz. Parsodi Umrer P H No. 45 Survey No. 221 out of plot No. 3 Flat No. 203 second floor area 59.30 Sq Mtrs .
	b) Door/House No. in case of House Property	House No. 12916
	c) Extent /area including plinth /built up area in case House Property	59.30 Sq Mtrs .
	d) Location like name of the place, village, city, registration sub district etc Boundaries	Mz Umrer , Parsodi Umrer P H No. 45 Survey No. 221 out of plot No. 3 Flat No. 203 second floor area 59.30 Sq Mtrs UMC H No. 12916 ward No. 23 is bounded as under East Plot No. 2. West Plot No. 4. North Road South Plot No. 11,12& 13.
4.	a) Particulars of the documents scrutinized serially and cxhronologically. Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified copies or registration extracts duly certified . Note : Only originals or certified extracts from the registering /land/revenue /other authorities be examined.	Copy of Sale deed dated 25.04.2016 Doc. No. 1625/17. Copy of Tax Receipt dated 25.04.2016. Copy of Mutation Certificate dated 26.04.2016. Sanction for building construction from MC U dated 19.09.2016. Copy of extract of Gav namuna 7 of Gut No. 221 out of plot No. 3 dated 10.03.2017. Copy of NA Order of Add Collector dated 21.07.2007. Deed of Declaration dated 14.03.2017 .

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S. N.	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
1	25.04.2016	Sale deed	Original	Yes
2	25.04.2016	Tax Receipt	Original	Yes
3	26.04.2016	Mutation Certificate	Original	Yes
4	19.09.2016	Sanction for building Map	Original	Yes
5	10.03.2017	Gav namuna 7	Certified	Yes
6	21.07.2007	NA Order of Add Collector	Copy	Yes
7	14.03.2017	Deed of Declaration	Original	Yes
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)		Yes	
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?		Yes, in Municipal Council Umrer and Revenue record.	
	b)If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.		No.	
	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 Umrer	
	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 ?		No.	
	c)Whether search has been made at all the offices named at (b) above?		Yes only Sub registrar Office Umrer	
	d)Whether the searches in the Offices of registering authorities or any other records reveal registration of multiple tile documents in respect of the property in question ?		Yes only Sub registrar Office Umrer	
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 the 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) That the piece and parcel of the land at Mz Parsodi P. H. No. 45 Gut No. 221 area 4.76 H.R. was in the name of Shri. Yadavrao Wasudeorao Rahate. That after the death of Shri. Yadavrao Wasudeorao Rahate Shri. Nitin Yadavrao Rahate & other 4 share holders were absolute owner of said land and was in there possession till 2010. The said property was ancestral property of Shri. Shri. Nitin Yadavrao Rahate & other 4 share holders. Shri. Nitin Yadavrao Rahate & other 4 share holders through power of attorney Shri. Prashant Narayanrao Shivankar applied to Additional Collector Nagpur, for permission to convert the use of land Survey No. 221 area 4.76 H.R out of area 3.95 H.R from agricultural use to Non-agricultural purpose. That on 21.07.2007 Additional Collector Nagpur vide. Rev. Case No. 148/NAP/34/2006-07 granted permission to use the land as Non-agricultural.			

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	Later on Shri. Nitin Yadavrao Rahate & other 4 share holders through power of attorney to M/S Shree Vijay Promoter and Developers prop. Shri. Vijay Motiramji Raut demarcated layout and divided into 65 plots. Shri. Nitin Yadavrao Rahate & other 4 share holders through power of attorney to M/S Shree Vijay Promoter and Developers prop. Shri. Vijay Motiramji Raut sold plot to individuals out of which Plot No. 3 Area 480.00 Sq. Mtr. sold to Sau. Arati Prashant Shivankar R/O Nagpur, Tah & Distt. Nagpur. The Registered Sale Deed vide No. 2359/2014 at Sub-Registrar Umrer for the consideration of Rs.15,60,000/-. The said plot is mutated in the name of Sau. Arati Prashant Shivankar in revenue record as an owner. The said plot is mutated in the name of Sau. Arati Prashant Shivankar in Municipal council Umrer as a property No.12916 at ward No. 23, and paid tax on regularly. Later on Sau. Arati Prashant Shivankar sold said plot to Shree Laxmi Venture PVT LTD Nagpur Through its Director Shri. Vinod Pundlikrao Kubde, Shri. Rajesh Homraj Rokde, Shri. Ganesh Homraj Rokde & Shri. Uamesh Rambhau Mhatre All R/o Nagpur by Registered Sale Deed at Sub Registrar Umrer on dated 25.04.2016 vide document No. 1625/2016 for the consideration of Rs. 20,00,000/-. That the assistant Director Town Planning sanctioned the revised layout plan vide letter No. 229/ssnag/5795 dated 03.10.2008. The building plan is sanctioned from MCU vide permit No. MCU/building Department/ building permit/717 dated 19.09.2016 and construction of multistoried building thereon comprising various self contained individual commercial units/ Shops/ Residential apartment/ flats thereon known and styled as " SHREE NARAYANA CLASSIC ". That Shree Laxmi Venture PVT LTD Nagpur Through its Director execute Registered Deed of Declaration on dated 14.03.2017 vide Doc. No. 590/2017. That as per deed of declaration the building consist of Ground floor and three upper floor. Ground floor consist of three shop blocks which are numbered as Shop No. G1,G2,& G3 AND common stilt parking for residential apartment/Flats/ Units. First floor consist of three shop blocks which are numbered as Shop No. F1,F2,&F3 and two residential apartment/Units which are numbered as 101& 102 . Second floor consist of three residential apartment/ Flat/Units which are numbered as 201 & 202 & 203. On Third floor consists of three residential apartment units which are numbered as 301,302& 303.	
9	Nature of Title of the intended Mortgagor over the Property (Whether full ownership Rights, leasehold Rights, Leasehold Rights, Occupancy/Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	full ownership Rights
10	If leasehold, whether :	No
	a) Lease Deed is duly stamped and registered	N.A
	b) Lessee is permitted to mortgage the Leasehold right	N.A
	c) Duration of the lease/unexpired period of lease	N.A
	d) If a sub -lease, check the lease deed in favour of Lessee as to whether leased deed permits sub-leasing and mortgage by sub-lessee also	N.A
	e) Whether the leasehold rights, permits for the creation of any superstructure (if applicable)	N.A
	f) Right to get renewal of the leasehold rights and nature thereof	N.A
11	If Govt. grant/allotment/lease-cum/Sale Agreement, whether:	No.
	Grant/agreement etc. provides for alienable rights to the mortgagor with or without conditions,	N.A
	The mortgagor is competent to create charge on such property	N.A
	Whether any permission from Govt or any other authority is required for creation of mortgage and if so whether such valid permission is available.	N.A
12.	If occupancy right, whether :	Yes
	a) Such right is heritable and transferable,	heritable and transferable
	b) Mortgage can be created	Yes

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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;	N.A
	b) The Gift/Settlement Deed has been attested by two witnesses;	N.A
	c) The Gift/Settlement Deed transfers the property to Donee;	N.A
	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;	N.A
	e) Whether there is any restriction on the donor in executing the gift/settlement deed in question:	N.A
	f) Whether the Donee is in possession of the gifted property:	N.A
	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;	N.A
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	N.A
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.	No..
	b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	N.A.
	c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	N.A
	d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed /compiled with.	N.A
	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?	N.A
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?	N.A
	b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	N.A
	c) Whether the property is mutated on the basis of will? title thereon.	N.A
	d) Whether the original will is available?	N.A
	e) Whether the original death certificate of the testator is available?	N.A

	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 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)	N.A
17	a) Whether the property is subject to any wakf rights?	No.
	b) Whether the property belongs to church / temple or any religious/other institution having any restriction in creation of charges on such properties?	N.A
	c) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	N.A
18	a) Whether 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?	N.A
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?	N.A
	c) If so additional precautions /permissions to be obtained for creation of valid mortgage?	N.A
	d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	N.A
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.	NO
	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?	N.A
	c) In other case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	N.A
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, Coastal Zone Regulations, Environmental Clearance, etc.)	No.
22	a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No.
	b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search /enquiry.	N.A

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23	a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No.
	b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement ?	N.A
	c) Whether the title documents have any court seal /marking 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.	N.A
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 hotchpots ? Whether formalities for the same have been completed as per applicable laws?	No
	c) Whether the person(s) creating mortgage has /have authority to create mortgage for and on behalf of the firm ..	No
25.	Whether the property belongs to a Limited Company , check the Borrowing powers, Board resolution, authorization 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, be laws.	No.
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 wither 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.	POA is for permission for agricultural use to Non-agricultural purpose.
	c)In case the title document is executed by the POA holder please clarify, wither 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 Deeds , etc, in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	No
	d) In case of Builder's POA , whether a certified copy of POA N.A is available and the same has been verified/compared with the original POA.	N0

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	c) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA. 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 special one or general one? iv. Whether the POA contains a specific authority for execution of title document in question?	No
	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?)	Only for permission of agricultural use to Non-agricultural purpose.
	g) Please comment on the genuineness of POA?	Genuine
	h) The unequivocal opinion on the enforceability and validity of the POA?	Limited purpose
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, is where it executed.	No
29	If the property is a flat/apartment or residential / commercial complex, check and comment on the following a. Promoter's / Land owner's title to the land/ building; b. Development Agreement /Power of Attorney; c. Extent of authority of the Developer/builder; d. Independent title verification of the Land and /Or building in question; e. Agreement for sale (duly registered); f. Payment of proper stamp duty; g. Requirement of registration of sale agreement, development agreement, POA, etc; h. Approval of building plan, permission of appropriate/local authority, etc; i. Conveyance in favour of Society/ Condominium concerned; j. Occupancy Certificate /allotment letter/ letter of possession; k. Membership details in the Society etc.; l. Share Certificates; m. No Objection Letter from the Society; n. All legal requirements under the local/ Municipal laws, regarding ownership of Flats/Apartments/Building Regulations, Development Control Regulations, Co-Operative Societies' Laws etc.; o. Requirements, for noting the Bank charges on the records of the Housing Society, if any.	Residential flat Shree Laxmi Venture PVT LTD Nagpur through Shri. Vinod Pundlikrao Kubde & others N.A N.A No. N A N.A No. Yes N A No. N A N.A N.A N.A N.A N.A
	If the property is a vacant land and construction is yet to be made approval of lay out and other precautions if any;	Yes

	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.	N.A
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.	Last 30 years
32	Details regarding property tax or land revenue or other statutory dues paid /payable as on date and if not paid , what remedy?	Tax of Municipal Council Umrer paid
33	a. Urban land ceiling clearance, whether required and if so , details thereon. b. Whether No Objection Certificate under the Income Tax Act is required/obtained.	N.A
34	Details of RTC extracts/mutation extracts/Katha extracts pertaining to the property in question.	No
35	Whether the name of mortgagor is reflected as owner in the revenue/municipal/village records?	Yes
36	a. Whether the property offered as security is clearly demarcated? b. Whether the demarcation/partition of the property is legally valid? c. Whether the property has clear access as per documents?	Yes N.A Yes
37	Whether the property can be identified from the following documents , and discrepancy/ doubtful circumstances , if any revealed on such scrutiny? a. Document in relation to electricity connection b. Document in relation to water connection ; c. Document in relation to Sales Tax Registration, if any applicable; d. Other utility bills, if any.	Tax receipt is in name of Shree Laxmi Venture PVT LTD Nagpur through Shri. Vinod Pundlikrao Kubde & others
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 .	N.A.
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.	There is no dispute regarding boundaries of the property
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.	N.A.

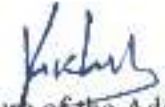
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43.	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	N.A.
44.	Additional aspects relevant for investigation of title as per local laws.	No.
45.	Additional suggestions, if any to safeguard the interest of Bank/ensuring the precaution of security.	No
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	N A

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

Date: 11.06.2016

Place Umrer


(Signature of the Advocate)
Pradip B. Likhite
ADVOCATE
373, Unkar Appl,
Gandhinagar, Nagpur
Ph No. - 242092

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 ***Registered/equitable/English 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 :

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 Mortgage . 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 **1988 to 2017** pertaining to the immovable Property/(ies) covered by above said Title Deeds. The Property is free from all Encumbrances. Receipt No. MH002205944201718E/2017 dated 11.06.2017 is attached herewith.
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).
7. Minor/(S) and his/their interest in the property(ies) is to the extent of **Not Applicable** (specify the share of the minor with Name). (strike out if not applicable)
8. The Mortgage if created, will be available to the Bank for the liability of the intending Borrower .
9. I Certify that Shree Laxmi Venture PVT LTD Nagpur through Shri. Vinod Pundlikrao Kubde & others has an absolute , clear and Marketable title over the Schedule Property/(ies) . I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
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. Copy of Sale deed dated 28.08.2014 Doc. No. 2359/14. Executed by Shri. Nitin Yadavrao Rahate & other 4 share holders through power of attorney to M/S Shree Vijay Promoter and Developers prop. Shri. Vijay Motiramji Raut in favour of Sau. Arati Prashant Shivankar R/O Nagpur.
 - b. Copy of Sale deed at Sub Registrar Umrer on dated 25.04.2016 vide document No. 1625/2016. Executed by Sau. Arati Prashant Shivankar R/O Nagpur in favour of Shree Laxmi Venture PVT LTD Nagpur Through its Director Shri. Vinod Pundlikrao Kubde ,Shri. Rajesh Homraj Rokde , Shri. Ganesh Homraj Rokde & Shri. Uamesh Rambhau Mhatre All R/o Nagpur.
 - c. Current year Tax receipt at Mz Umrer , Municipal Council Umrer , at Ward No. 23 New Property No. W23D1011552 .
 - d. Current year Tax Assessment copy at Mz Umrer , Municipal Council Umrer , old Property No. 12916 at Ward No. 23 New Property No. W23D1011552 ,
 - e. Copy of Registered Deed of Declaration on dated 14.03.2017 vide Doc. No. 590/2017.
 - f. Copy of extract of Gav namuna 7 A of Mz Parsodi P H No. 45 Gut No. 221 out of Plot No. 3 area 480.00 Sq Mtrs .


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CHALLAN
MTR Form Number-6

GRN MH002205944201718E	BARCODE	Date 11/06/2017-09:37:55	Form ID
Department Inspector General Of Registration		Payer Details	
Type of Payment Search Fee	TAX ID (If Any)		
Other Items	PAN No.(If Applicable)	AAEPL7317F	
Office Name UMD_UMERD SUB REGISTRAR	Full Name	Adv P B Lkhile	
Location NAGPUR			
Year 2017-2018 One Time	Flat/Block No.	Mz Parsodi Umrer P H NO 45 MCU H No 12916	
	Premises/Building	ward No	
Account Head Details	Amount In Rs.		
0030072201 SEARCH FEE	750.00	Road/Street	Mz Parsodi Umrer
		Area/Locality	Mz Parsodi Umrer
		Town/City/District	
		PIN	4 4 0 0 1 0
		Remarks (If Any)	
		Mz Parsodi Umrer P H No 45 MCU H No 12916 Ward No 23 Search for 30	
		Yrs	
		Amount In	Seven Hundred Fifty Rupees Only
Total	750.00	Words	
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 00040572017061178210 IK00FDGJ18
Cheque/DD No.		Date	11/06/2017-09:39:21
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 चालान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवल्याच्या दस्त्यासाठी लागू नाही.
 Mobile No. : 9422148477

- g. Copy of mutation certificate issued by Municipal Council Umrer vide letter dated 26.04.2016.
 - h. Copy of letter of permission for construction of building issued by Municipal Council Umrer vide dated 19.09.2016 .
 - i. Original letter for sanction plan of construction of building on plinths level issued by Municipal Council Umrer on dated 30.07.2016.
 - j. Original Sanction map from Municipal Council Umrer for building Construction dated 30.07.2016.
11. There are no legal impediments for creation of the Mortgage under any , applicable Law/Rules in force.

SCHEDULE OF THE PROPERTY (IES)

That the peace and partial of house at Mz. Umrer , Parsodi Umrer P H No. 45 Survey No. 221 out of plot No. 3 Flat No. 203 second floor area 59.30 Sq Mtrs UMC H No. old 12916 New H. No. W23D1011552 ward No. 23 is bounded as under

East Plot No. 2.
West Plot No. 4.
North Road
South Plot No. 11,12& 13.

Place: Umrer

Date 11/06/2017


Signature of the Advocate

Pradip B. Likhita
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