

Rekha B. Bajaj & Associates

Advocates

14/A Krishna Residency,
Khare Town, Dharampeth,
Nagpur-440010.

IN PANEL

1. State Bank of India, Nagpur.
2. Punjab National Bank, Nagpur
3. Bank of Baroda, Nagpur.
4. Canara Bank, Nagpur
5. Bank of Maharashtra, Nagpur
6. Punjab and Sind Bank, Nagpur
7. Tirupati Urban Co-operative bank Ltd., Nagpur.
8. Abhyudaya Co-operative bank Ltd., Nagpur.
9. Shanrao Vilhal Co-operative Bank Ltd. Nagpur.
10. Shikshak Sahakari Bank Ltd
11. The Akola Urban Co-operative bank Ltd., Nagpur.
12. Wardhaman Urban Co-operative Bank Ltd., Nagpur.
13. Gandhibagh Sahakari bank Ltd., Nagpur

Phone No. - 0712-2542365

(M) 9822465123

Email : rekhabajaj12@gmail.com

Annexure- B:

REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY

1.	A) Name of the Branch/Business Unit /Office Seeking Opinion.	SBI Industrial Finance Branch Bharat Nagar Nagpur.
	B) Reference no and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	SBI Industrial Finance Branch Bharat Nagar Nagpur.
	C) Name of the Borrower.	PRAFULVED INFRA PRIVATE LIMITED
	A) Name of the unit/concern/ company/person offering the property/ (ies as) security.	PRAFULVED INFRA PRIVATE LIMITED THROUGH ITS DIRECTOR SHRI PRAFUL S/O. NARENDRA DESHMUKH
	B) Constitution of the Unit/ Concern / Person/Body/Authority Offering The Property For Creation Of Charge.	Private Limited Company
	C) State as to under work capacity is security offered the property (Whether as joint applicant or borrower or as guarantor, etc).	Mortgagor/Borrower
3.	Complete or full description of the immovable property (ies) offered as security including the following details.	ALL THAT Piece and Parcel of the Nazul Plot No. 198 admeasuring about 1337.803 Sq. Meter (14,440 Sq. ft.) owned under the Leasehold rights of ownership from Govt. of Maharashtra in the Civil Station Expansion Scheme of the Nagpur Improvement Trust,





		bearing City Survey No. 222, Sheet No. 29 of Mouza - Ambazari, Nagpur Municipal Corporation House No. 230, Ward No. 73, Circle No. 20/9, alongwith the existing building admeasuring about 440.70 Sq. Meter standing thereon situated on Cement Road, Dharampeth Extension, Shivaji Nagar, Nagpur-440010 Tahsil and District Nagpur and also along with all easementary, conservancy lane or other rights attached to the above said Plot and the above said Plot is Bounded as under, East - C.T.S. No. 223 West - C.T.S. No. 221 North - Conservancy Lane South - Cement Road
	a) Survey No.	Nil
	b) Door/House No. (In Case of House Property).	Plot No. 198 having NMC house No. 230.
	c) Extent/Area Including Plinth/Built Up Area In Case of House Property.	Plot No. 198 Admeasuring about 1337.50 Sq. Mtrs alongwith the existing building admeasuring about 440.70 Sq. Meter.
	d) Location like Name of the Place, Village, City, Registration Sub-District, Etc. Boundaries.	Mouza Ambazari situated on Cement Road, Dharampeth Extension, Shivaji Nagar, Nagpur-440010.
4.	Particular of the document scrutinized - serially and chronologically. a) Nature of the Document Verified and as to whether they are Originals or Certified Copy's or Registration Extract Dully Certified. Note: Only Original or Certified Extract From The Registering / Land / Revenue/Other Authorizes Be Examined.	



Sr. No.	Date	Name/ Nature of The Document	Original/ Certified Copy/ Extract/ Photocopy, Etc.	In Case of Copies, Whether The Original Was Scrutinized By The Advocate.
1	02/08/2019	Sale Deed in favour of Prafulved Infra Private Limited Through Its Director Shri Praful S/O. Narendra Deshmukh which is duly Regd. at Sr. No. 4546 in the office of SRO Nagpur-1.	Original	Yes
2	12/09/2006	Renewed Lease Deed in favour of Smt. Situ Wd/o Vinodkumar Sahu, Shri Rajesh Vinodkumar Sahu and Shri Sanjiv Vinodkumar Sahu Regd. at Sr. No. 5353 in the office of SRO Nagpur-1.	Original	Yes
3	29/08/1961	Conveyance Deed executed by Shri. Jugal Kishore S/o. Ganeshprasad Verma in favour of Shri Vinodkumar S/O. Sunderlal Sahu which is duly Regd. at Sr. No. 899 recorded at Vol. No. 735 at pages 53 to 58 in the office of Sub-Registrar Nagpur.	Original	Yes
4	14/03/2016	Correction Deed to Relinquishment Deed executed by Smt. Situ Wd/o. Late Vinodkumar	Original	Yes





			Sahu in favour of Shri Sanjiv S/O. Late Vinodkumar Sahu Regd. at Sr. No. 1126 in the office of SRO Nagpur-2.		
5	14/03/2016		Correction Deed to Relinquishment Deed executed by Shri. Rajesh S/o. Late Vinodkumar Sahu in favour of Shri Sanjiv S/O. Late Vinodkumar Sahu Regd. at Sr. No. 1128 in the office of SRO Nagpur-2.	Original	Yes
6	12/09/2014		Relinquishment Deed executed by Smt. Situ Wd/o. Late Vinodkumar Sahu in favour of Shri Sanjiv S/O. Late Vinodkumar Sahu Regd. at Sr. No. 3190 in the office of SRO Nagpur-5.	Original	Yes
7	30/06/2010		Relinquishment Deed executed by Shri. Rajesh S/o. Late Vinodkumar Sahu in favour of Shri Sanjiv S/O. Late Vinodkumar Sahu Regd. at Sr. No. 3463 in the office of SRO Nagpur-1.	Original	Yes
8	27/12/1999		Relinquishment Deed executed by Smt. Devika W/o. Rohit Sehgal in favour of Smt.	Original	Yes





		Situ Wd/O. Vinodkumar Sahu Shri Sanjiv S/O. Late Vinodkumar Sahu Shri Sanjiv S/O. Late Vinodkumar Sahu which is duly Regd. At Sr. No. 11100 recorded at Vol. No. 2596 at pages 185 to 188 bearing Regd. No. 10355(p) in the office of Sub- Registrar Nagpur- 1.		
9	02/08/2019	No Dues Certificate of Bank of India Nagpur.	Original	Yes
10	02/08/2019	NOC from Nazul Department for approval of Building Plan from NIT/NMC.	Original	Yes
11	12/07/2019	Current Aakhiv Patrika	Certified Copy	Yes
12	01/07/2019	Current NMC Tax receipt paid up to 31/03/2020, bearing House No. 230, Index No. 73001603, Ward No. 73.	Original	Yes
13	29/07/1968	Building Sanction Plan	Original	Yes
14	06/08/2019	Acknowledgement of City Survey Mutation in the name of Prafulved Infra Private Limited.	Original	Yes



5.	Whether certified copy of all titles document or obtained from the relevant sub-registrar office and compared with the document made available by the proposed mortgagor? (Please also enclose all such certified Copies and relevant fee receipts along with Tri.).	Yes and the same is valid and guanine.
	b) i) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted?	Yes
	b) ii) Where the certified copies of the title documents are not available, the copy provided should be compared with the original to ascertain whether the total page numbers in the copy tally page by page with the original produced. (In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously).	Yes
6.	a) Whether the records of registrar office or revenue authorize relevant to the property in question is available for verification through in online portal or computer system?	a) The on line record was verified from 2002 onwards and prior records were verified manually from SRO Nagpur. However, some records are torn and mutilated and some are not available for inspection.
	b) If such online/computer records are available. Whether any verification or cross checking are made and the documents / finding in this regards.	b) Online verification is done, No adverse entry are found.
	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?	c) No.
7.	A) Property offered as security falls within the jurisdiction of which sub-registrar office?	Nagpur
	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 of such offices?	No, Sub-Registrar Nagpur is having jurisdiction to register the same.



C) Whether Search has been made at All the offices Named at (B) above?	SRO Nagpur-1 and others SRO offices.
D) Whether searches in the offices of registering authorities of any other records reveal registration of multiple title documents in respect of the property in question?	NA
8. Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of property in question from the predecessor in title / interest to current title holders. And wherever minors interest or other clog on title involve, search should be made for further period, depending on the need for clearance of such clog on the title. In case of property offered as security for loan Rs. 1.00 Crore and above, search of title/ encumbrances for a period not less than 30 years is mandatory. (separate sheets may be used)	The all that piece and parcel of land bearing Plot No. 198 admeasuring about 14,440, Sq. ft. or 1341.50 Sq. Mtrs situated at Dharampeth layout circle No. 20 Division No. 8 of Mouza Ambazari, Municipal Corporation House No. 230 bearing City Survey No. 222 Sheet No. 29 originally belonged to Nazul Department, Nagpur. That, Nazul Department Nagpur allotted the Said Plot No. 198 admeasuring about 14,440, Sq. ft. or 1341.50 Sq. Mtrs to Shri Jugal kishore S/o Ganeshprasad Verma on leasehold rights. That, thereafter, Shri Jugal kishore S/o Ganeshprasad Verma sold the said property to Shri Vinod Kumar Sunderlal Sahu, by Conveyance Deed dated 28/08/1961 which is duly Regd. at Sr. No 899 recorded at Vol. No. 735 at pages 53 to 58 in the office of Sub-Registrar Nagpur on dated 29/08/1961. That, thereafter Shri Vinod Kumar Sunderlal Sahu applied for sanction the Building Plan in respect of said Plot No. 198, admeasuring about 14,440, Sq. ft. or 1341.50 Sq. Mtrs which is duly sanctioned and approved by Building Engineer, Nagpur





improvement Trust, Nagpur vide Building Permit No. CS/9108/2180 on dated 29/07/1968 in favour of Shri Vinod Kumar Sunderlal Sahu. The said Building Plan is sanction total Build up area is 445.34 Sq. Meter.

That, on expiry of Original Lease the Nazul Department renewed the Said lease for further term of 30 years, by Lease Deed dated 23/03/1954 for a term ending on 31/03/1975.

That, Shri Vinod Kumar Sunderlal Sahu died on 05/12/1981 And after his death the said property devolved upon his legal heirs Viz his wife Smt Situ Wd/o Vinodkumar Sahu, Shri Rajesh Vinodkumar Sahu, Shri Sanjiv Vinodkumar Sahu, Smt. Devina Rohit Sehagal by way of intestate Succession.

That thereafter Smt. Devina Rohit Sehagal relinquished all her share and interest in said property in favour of Smt. Situ Wd/o Vinodkumar Sahu, Shri Rajesh Vinodkumar Sahu and Shri Sanjiv Vinodkumar Sahu by relinquishment Deed dated 27/12/1999 which is duly Regd. at Sr. No. 11100 recorded at Vol. No. 2596 at pages 185 to 188 bearing Regd. No. 10355(p) in the office of Sub-Registrar Nagpur-1 on dated 27/12/1999. As a result Smt. Situ Wd/o Vinodkumar Sahu, Shri Rajesh Vinodkumar Sahu and Shri Sanjiv Vinodkumar





Sahu became the owners of said property.

That, on expiry of Lease period the Nazul Department renewed the Said lease for further term of 30 years in favour of Smt. Situ Wd/o Vinodkumar Sahu, Shri Rajesh Vinodkumar Sahu and Shri Sanjiv Vinodkumar Sahu by Lease Deed dated 11/08/1987 for a term 30 years ending on 31/03/2005.

That, on expiry of lease the Nazul Department Nagpur further renewed the lease of said Plot No. 198 for a term of 30 years by Renewed Lease dated 15/06/2006 for a term commencing from 01/04/2005 and ending on 31/03/2035. The said renewed lease is duly Regd. at Sr. No. 5353 in the office of Sub-Registrar Nagpur -1 on dated 12/09/2006.

That, Shri Rajesh S/o late Vinodkumar Sahu executed a Irrevocable General Power of Attorney in favour of Shri Sanjiv Vinodkumar Sahu in respect of said property which is duly Regd. at Sr. No. 5804 in the office of Sub-Registrar Nagpur-I on 24/08/2005.

That, thereafter, one of the brother Shri Rajesh S/o late Vinodkumar Sahu through his constituted attorney Shri Sanjiv Vinodkumar Sahu, out of his natural love and affection, relinquished his 1/3rd share in said land in favour of his brother, Shri Sanjiv Vinodkumar Sahu by a Relinquishment Deed







dated 30/06/2010 which is duly Regd. at Sr. No 3463 in the office of Sub-Registrar Nagpur -1 on 30/06/2010. And due to Correction in house No. was mention as 1045 instead of 230 and hence a Correction Deed to Said Relinquishment Deed is executed on dated 14/03/2016 which is duly Regd. at Sr. No. 1128 in the office of Sub Registrar Nagpur-2 on dated 14/03/2016. Accordingly his name was removed from City Survey Vide ferfar No. 9498 on dated 19/08/2015.

That, thereafter, out of natural love and affection, Smt. Situ Wd/o Vinodkumar Sahu relinquished all her share and interest in said property in favour of Shri Sajiv S/o Late Vinodkumar Sahu in respect of said Property, by Relinquishment Deed dated 12/09/2014 which is duly Regd. at Sr. No. 3190 in the office of Sub-Registrar Nagpur-5 on 12/09/2014. And due to Correction in house No. was mention as 1045 instead of 230 and hence a Correction Deed to Said Relinquishment Deed is executed on dated 14/03/2016 which is duly Regd. at Sr. No. 1126 in the office of Sub-Registrar Nagpur-2 on dated 14/03/2016. Accordingly his name was removed from City Survey Vide ferfar No. 8990 on dated 05/12/2014.

As a result, Shri Sanjiv Vinodkumar Sahu became the sole



and absolute owner of said Plot No. 198 as per said Release Deed dated 30/06/2010 and 12/09/2014.

That Shri Sanjiv Vinodkumar Sahu is duly mutated in City Survey Vide ferfar No. 2514 on dated 21/02/2005.

That the said Property is Previously Mortgage with Bank of India, Nagpur by way of equitable Mortgage dated 13/06/2016 for Rs. 8,50,00,000/- and file Notice of Intimation vide efileing No. 664 in the office of Sub Registrar Nagpur-2 on dated 04/07/2016. Thereafter the Borrower repaid the loan amount and hence bank has issued a No Dues Certificate for same on dated 02/08/2019. Said property is free for all encumbrances.

That thereafter Shri Sanjiv Vinodkumar Sahu sold said Plot No. 198 to **Prafulved Infra Private Limited Through Its Director Shri Praful S/O. Narendra Deshmukh** by way of Sale Deed dated 02/08/2019 which is duly Regd. at Sr. No. 4546 in the office of SRO Nagpur-1 on dated 02/08/2019.

That view of latest Akhiv Patrika it is found that the charge of Bank of India, Nagpur is recorded at City Survey vide Ferfar No. 3262 dated 05/01/2006.

The charge of Bank of India, Nagpur shall be removed from





		City Survey record after execution Mortgage and our Bank charge to be creating. That the Present Owner i.e. Prafulved Infra Private Limited Through Its Director Shri Praful S/O. Narendra Deshmukh is applied for Mutation in City Survey Record on dated 06/08/2019 which is in process.
9.	Nature of the title intended mortgagor over the property (whether full ownership right, lease hold right, occupancy/ processor right or inam holder or government. grantee/allottee etc).	The said Property is Nazul Leasehold Property.
10.	If Leasehold, Whether.	
	a) Lease Deed is duly stamped and registered	Yes, Lease Deed is executed in favour of Smt. Situ Wd/o Vinodkumar Sahu, Shri Rajesh Vinodkumar Sahu and Shri Sanjiv Vinodkumar Sahu Regd. At Sr. No. 5353 in the office of SRO Nagpur-1 on 12/09/2006.
	b) Lessee is permitted to mortgage the leasehold right	Yes, NOC for Mortgage from Nazul Department to be obtain.
	c) Duration of the lease/unexpired period of lease	The said lease is Commencing from 01/04/2005 and ending on 31/03/2035.
	d) If, a sub lease, check the lease deed in favour of lessee as to whether lease deed permit sub-leasing and mortgage by sub - lessee also	Not Applicable
	e) Whether the Leasehold Right permits of the creation of any superstructure (if applicable)?	No
	f) Right to get Renewal of the Leasehold Rights and nature thereof.	Yes
11.	If Govt. Grant / Allotment / Lease-Cum / Sale Agreement, Whether Grant/ Agreement Etc. provides for alienable right to the mortgage with or without conditions. The mortgagor is competent to charge on such property. Whether any permission for govt. or any other authority is creation of mortgage and if so whether such valid permission available.	The said property is Nazul Leasehold and hence NOC for Mortgage from Nazul Department to be obtain



12.	If Occupancy Right, Whether:	
	a) Such Right Is Heritable And Transferable	Yes
	b) Mortgage can be Created	Yes, Subject to NOC for Mortgage from Nazul Department.
13.	Nature of Minors Interest, If any and If So, Whether Creation of Mortgage could be Possible, The Modalities/Procedure to be Following Including Court Permission to be obtained and the Reasons for Coming to Such Conclusion.	No
14.	If The Property Has Been Transferred By Way Gift /Settlement Deed, Whether:	Not Applicable
	a) The Gift / Settlement Deed Is Duly Stamped And Registered :	Not Applicable
	b) The Gift / Settlement Deed Has Been Attested By Two Witnesses:	Not Applicable
	c) The Gift / Settlement Deed Transfers the Property to Donee :	Not Applicable
	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 :	Not Applicable
	e) Whether There Is Any Restriction on The Donor in Executing the Gift / Settlement Deed in Question:	Not Applicable
	f) Whether the Donee is in Possession of the Gifted Property:	Not Applicable
	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 :	Not Applicable
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not Applicable



15.	a) In case of partition / family settlement deeds, whether the original deed is available for br followed to create a valid and enforceable mortgage.	Not Applicable
	b) Whether mutation has been effected and whether the mortgage is in possession and enjoyment of his share.	Not Applicable
	c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	Not Applicable
	d) In respect of partition by a decree of court, whether such decree has become final and all other conditions / formalities are completed / complied with.	Not Applicable
	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?	Not Applicable
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	Not Applicable
	b) Whether will in the matter needs mandatory probate and if so whether the same is probated by a competent court?	Not Applicable
	c) Whether the property is mutated on the basis of will?	Not Applicable
	d) Whether the original will is available?	Not Applicable
	e) Whether the original death certificate of the testator is available?	Not Applicable
	f) What are the circumstances and/or document to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will all parties have acted upon the will,	Not Applicable



	etc. which are relevant to rely on the will, availability of mother/Original Title Deeds are to be explained.)	
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?	No
	c) Precautions/Permission, if any in respect of the above cases for creation of mortgage?	No
18.	a) Where 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, minors 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?	Not Applicable
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?	Not Applicable
	c) If so additional precaution/permission to be obtained for creation of valid mortgage?	Not Applicable
	d) Requirements if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not Applicable
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.	Not Applicable



	b) In case of agricultural property other relevant record? Documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	Not Applicable.
	c) In the case of conversion of agricultural land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained.	Not Applicable
21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation security. (viz. agricultural laws, weaker section, minorities, land laws, sez regulation, costal zone regulation, 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.	No
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 the future enforcement?	Not Applicable
	c) Whether the title document have any court seal/ marking which points out any litigation/ attachment/ security to court in respect of property in question? in such case please comment on such seal/ marking.	Not Applicable
24	a) In case of partnership firm, whether the property belongs to firm and the deed is properly registered.	Not Applicable
	b) Property belongs to partners, whether thrown on hotchpots? Whether formalities for the same have been completed as per applicable laws?	Not Applicable



	c) Whether The Person (S) Creating Mortgage Has/Have Authority To Create Mortgage For And On Behalf Of The Firm.	Not Applicable
25.	a) Whether the property belonging 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.	The said Property is belonging to Prafulved Infra Private Limited . The Member of company pass the resolution in favour of Authorised Director to executed the Mortgage or any other documents regarding mortgage in favour of bank.
	b(i) Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes / No.	The Prafulved Infra Private Limited purchased said property from Shri Sanjiv Vinodkumar Sahu.
	ii) If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (ROC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser)?	NA
	iii) Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ? Yes / No.	NA
	iv) If the search reveals encumbrances / charges, whether such charges/ encumbrances have been satisfied? Yes/No	NA
26.	In Case of Societies, Association, The Required Authority/ Power To Borrower And Whether The Mortgage Can Be Created, And The Requisite Resolution, Bye- Laws.	Not Applicable
27.	a) Whether Any POA Is Involved In The Chain Of Title?	Yes, the Shri Rajesh S/o late Vinodkumar Sahu executed a Irrevocable General Power of Attorney in favour of Shri Sanjiv Vinodkumar Sahu in respect of his share which is duly Regd. at Sr. No. 5804 in the office of Sub-Registrar Nagpur-1 on 24/08/2005.



b) Whether the POA involved is one coupled with interest, I.E. A Development Agreement-Cum-Power of Attorney. If So, Please Clarify Whether The Same Is A Registered Document And Hence It Has Created Interest In Favour Of The Builder/ Developer And As Such Is Irrevocable As Per Law.	No
c) In case the title document is executed by POA holder, please clarify whether the POA involved is (i) one executed by builder viz Companies/Firm/Individual or proprietary concerns in favour of their partners/ employees/ authorized representatives to sign flat Allotment Letter, Docs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flat / units (Builder POA) Or (ii) Other Type Of POA (Common POA).	NA
d) In case of builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	Not Applicable
e) In case of common POA (i.e. other than builder's POA), please clarify the following clauses in respect of POA.	Not Applicable
i. Whether the original POA is verified and the title investigation is done on the basis of original POA?	No
ii. Whether The POA Is A Registered One?	Yes
iii. Whether The POA Is A Special or General One?	The said Attorney is Irrevocable General Power of Attorney in respect of said property only.
iv. Whether The POA Contains A Specific Authority For Execution Of Title Document In Question?	The said Attorney is Irrevocable General Power of Attorney to execute all documents in respect of said property.
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?)	No the said POA was not in force and it is become invalid on the date of execution of Sale Deed in favour of Present Owner.
g) Please Comment on The Genuineness of POA?	The said POA is valid and genuine but after executed Sale Deed in favour of Present Owner the said is invalid.



	h) The unequivocal opinion on the enforceability and validity of the POA?	Now the said POA is invalid.
28.	Whether mortgage is being created by a POA holder, check genuineness of the power of attorney and the extent of the power given their in and whether the same is properly executed/ stamped/authenticated in term of the law of the place, where it is executed.	Not Applicable
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	Land Owner is title to the land.
	b) Development Agreement/Power of Attorney	Not executed
	c) Extent of Authority of The Developer/ Builder	Not Applicable
	d) Independent Title Verification of The Land And/or Building In Question	Independent title verification of the Plot No. 198.
	e) Agreement For Sale (Duly Registered)	Not Applicable
	f) Payment of Proper Stamp Duty	Not Applicable
	g) Requirement of Registration of Sale Agreement, Development Agreement, POA, Etc.	Not Applicable
	h) Approval of Building Plan, Permission of Appropriate/Local Authority, Etc	The Building Plan is sanction & approved by Building Engineer, Nagpur Improvement Trust, Nagpur vide Building Permit No. CS/9108/2180 on dated 29/07/1968.
	i) Conveyance In Favour Of Society / Condominium Concerned.	Not Applicable
	j) Occupancy Certificate/Allotment Letter/Letter of Possession.	Not Applicable
	k) Membership Details in the Society Etc. Share Certificates	Not Applicable Not Applicable
	l) No Objection letter from the society	Not Applicable
	m) All Legal requirement under the local/ municipal laws, regarding ownership of	Not Applicable



	flats/apartment/building regulations, development control regulations, n) Co-Operative Societies Laws Etc. b) Requirements, For Noting The Bank Charges on The Records of The Housing Society, If Any p) If the property is vacant land and construction yet to be made, approval of lay-out and other precaution, if any. q) Whether the numbering pattern of the units/flats tally in all documents such as Approved Plan, agreement plan, etc.	Not Applicable Not Applicable The said property is not a vacant land there is already existing house is standing as per the building Sanction Plan dated 29/07/1968. There is existing house is standing as per the building Sanction Plan dated 29/07/1968.
30	Encumbrance attachments, and/ or claims whether of government, central or state or other local authority or third party claim, liens etc. and details thereof.	That the said property is free for all encumbrances.
31	The period covered under the encumbrances certificate and the name of the person in whose favour encumbrance is created and if so, satisfaction of charge, if any.	1990 to 2019 on dated 08/08/2018 in the name of Prafulved Infra Private Limited.
32	Details regarding property tax or land revenue and other statutory dues paid / payable as on date and if not paid, what remedy?	NMC tax receipt dated 26/07/2018 paid upto 31/03/2019.
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.	Not Applicable Not Applicable
34	Details of RTC extracts/mutation extracts/katha extracts pertaining to the property in question.	The present owner is yet to be mutated in City Survey Record.
35	Whether the name of mortgagor is reflected as owner in the revenue/municipal/village records?	The present owner is yet to be mutated in revenue/municipal record.
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? (The property should be	Yes Yes Yes



	legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	
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	Electric Bill Not available Not Applicable Not Applicable
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 boundaries? If so please elaborate / comment on the same.	No
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. (If the valuation report and/or approved plan are not available at time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	The said Building Plan is sanctioned and approved by Building Engineer, Nagpur Improvement Trust, Nagpur vide Building Permit No. CS/9108/2180 on dated 29/07/1968 & at the time of TIR valuation report not available.
40	Any bar/restriction for 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 enforce SARFESI ACT, if required against the property offered as security?	Yes
	Property is SARFAESI compliant (Y/N)	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, if any to be taken by the bank in this regard.	The Original title deeds are available.



22

43	Whether the Governing Law/Constitution document of the mortgagor (other than natural person) permits creation of mortgage and additional precaution, if any to be taken in such cases.	As per the Board Resolution Passed by Directors of Company in favour of authorized director to execute the Mortgage Documents.
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 perfection of security.	The NOC for Mortgage from Nazul Department and the charge of bank to be mutated in City Survey Record.
46	The specific person who are required to create mortgage/to deposit documents creating mortgage.	The Board Resolution Passed by Directors of Company in favour of authorized director to execute the Mortgage Documents in favour of Bank.
47	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	At present residential house is standing thereon.
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	No
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	No
	Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	No

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

Date: 13/08/2019

Place: Nagpur


 Signature of the Advocate



Rekha B. Bajaj & Associates

Advocates

*14/A Krishna Residency,
Khare Town, Dharampeth,
Nagpur-440010.*

IN PANEL

1. State Bank of India, Nagpur.
2. Punjab National Bank, Nagpur
3. Bank of Baroda, Nagpur.
4. Canara Bank, Nagpur
5. Bank of Maharashtra, Nagpur
6. Punjab and Sind Bank, Nagpur
7. Tirupati Urban Co-operative bank Ltd., Nagpur.
8. Abhyudaya Co-operative bank Ltd., Nagpur.
9. Shamrao Vitthal Co-operative Bank Ltd. Nagpur.
10. Shikshak Sahakari Bank Ltd
11. The Akola Urban Co-operative bank Ltd., Nagpur.
12. Wardhaman Urban Co-operative Bank Ltd., Nagpur.
13. Gandhibagh Sahakari bank Ltd., Nagpur

Phone No. - 0712-2542365

(M) 9822465123

Email : rekhabajai12@gmail.com

Annexure- C : Certificate of Title

1. I have examined the Original Title Deeds intended to be deposited relating to the schedule property/ (ies) and offered as security by way of equitable mortgage and that the documents of the title referred to in the opinion are valid evidence of right, title and interest and that if the said equitable mortgage is created. it will satisfy the requirement of creation equitable mortgage and further certify that:
2. I have examined the document in details, taking into account all the guideline 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 office, /sub-registrar (s) office (s), revenue records, Municipal/Panchayat office. Land acquisition office, registrar of company office, work board (wherever application), which are made available to me. 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 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 1990 to-08/08/2019 pertaining to the immovable property/ (ies) covered by above said title deeds. The property is free from all encumbrances.



6. In case of second/subsequent charge in favour of the bank, there are no other mortgage/charges other than already stated in the loan documents and agreed to by the mortgagor and the bank.
7. Minor/(s)and his/their interest in the property/(ies) is to the extent of NIL
8. The mortgage if created will be available to the bank for the liability of the intending borrower, **Prafulved Infra Private Limited**.
9. I certify that **Prafulved Infra Private Limited** has absolute, clear and marketable title over the schedule property. 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 Equitable mortgage:

- 
1. Original Sale Deed in favour of **Prafulved Infra Private Limited Through Its Director Shri Praful S/O. Narendra Deshmukh** Regd. at Sr. No. 4546 in the office of SRO Nagpur-1 on dated 02/08/2019.
 2. Original Renewed Lease Deed in favour of **Smt. Situ Wd/o Vinodkumar Sahu, Shri Rajesh Vinodkumar Sahu and Shri Sanjiv Vinodkumar Sahu** Regd. At Sr. No. 5353 in the office of SRO Nagpur-1 on dated 12/09/2006.
 3. Original Conveyance Deed executed by **Shri. Jugal Kishore S/o. Ganeshprasad Verma** in favour of **Shri Vinodkumar S/O. Sunderlal Sahu** which is duly Regd. At Sr. No. 899 recorded at Vol. No. 735 at pages 53 to 58 in the office of Sub-Registrar Nagpur on dated 29/08/1961.
 4. Original Correction Deed to Relinquishment Deed executed by **Smt. Situ Wd/o. Late Vinodkumar Sahu** in favour of **Shri Sanjiv S/O. Late Vinodkumar Sahu** Regd. At Sr. No. 1126 in the office of SRO Nagpur-2 on dated 14/03/2016.
 5. Original Correction Deed to Relinquishment Deed executed by **Shri. Rajesh S/o. Late Vinodkumar Sahu** in favour of **Shri Sanjiv S/O. Late Vinodkumar Sahu** Regd. At Sr. No. 1128 in the office of SRO Nagpur-2 on dated 14/03/2016.
 6. Original Relinquishment Deed executed by **Smt. Situ Wd/o. Late Vinodkumar Sahu** in favour of **Shri Sanjiv S/O. Late Vinodkumar**



Sahu Regd. At Sr. No. 3190 in the office of SRO Nagpur-5 on dated 12/09/2014.

7. Original Relinquishment Deed executed by **Shri. Rajesh S/o. Late Vinodkumar Sahu** in favour of **Shri Sanjiv S/O. Late Vinodkumar Sahu** Regd. At Sr. No. 3463 in the office of SRO Nagpur-1 on dated 30/06/2010.
8. Original Relinquishment Deed executed by **Smt. Devika W/o. Rohit Sehgal** in favour of **Smt. Situ Wd/O. Vinodkumar Sahu Shri Sanjiv S/O. Late Vinodkumar Sahu Shri Sanjiv S/O. Late Vinodkumar Sahu** which is duly Regd. At Sr. No. 11100 recorded at Vol. No. 2596 at pages 185 to 188 bearing Regd. No. 10355(p) in the office of Sub-Registrar Nagpur-1 on dated 27/12/1999.
9. Certified Copy of Current Aakhiv Patrika 28/02/2019.
10. Original Current NMC Tax receipt dated 01/07/2019 paid upto 31/03/2020.
11. Photostat of No Dues Certificate of Bank of India, Nagpur dated 02/08/2019.
12. Original Building Sanction Plan dated 29/07/1968.
13. Acknowledgement of City Survey Mutation in the name of Prafulved Infra Private Limited.
14. NOC from Nazul Department for approval of Building Plan from NIT/NMC dated 02/08/2019.
15. Original NOC for Mortgage from Nazul Department for Mortgage to be obtain.
16. Original Board Resolution Passed by Directors of Company in favour of authorized director to execute the Mortgage Documents in favour of Bank.
17. Original ROC Search of Prafulved Infra Private Limited.
18. Photostat of MOA & AOA of Prafulved Infra Private Limited.
19. Affidavit from Present owner that the said Property is not mortgage with any Bank or financial institution etc. and no litigation is pending in respect of said property and the documents provided by party are valid, proper and genuine, and in case of any discrepancy or alteration in the said title deed or any other documents in future or if



the same is found to be bogus and fake the deponent shall indemnify the Bank and shall be solely responsible for the same.

11. There are no legal impediments for creation of the mortgage under any application law/ rules in force.

12. It is certified that the Property is SARFAESI compliant.

SCHEDULE OF THE PROPERTY (IES)

ALL THAT Piece and Parcel of the **Nazul Plot No. 198** admeasuring about **1337.803 Sq. Meter** (14,440 Sq. ft.) owned under the Leasehold rights of ownership from Govt. of Maharashtra in the Civil Station Expansion Scheme of the Nagpur Improvement Trust, bearing **City Survey No. 222, Sheet No. 29** of Mouza - **Ambazari**, Nagpur Municipal Corporation House No. 230, Ward No. 73, Circle No. 20/9, alongwith the existing building admeasuring about 440.70 Sq. Meter standing thereon situated on Cement Road, Dharampeth Extension, Shivaji Nagar, Nagpur-440010 Tahsil and District Nagpur and also alongwith all easementary, conservancy lane or other rights attached to the above said Plot and the above said Plot is Bounded as under.

Boundaries :-

East - C.T.S. No. 223

West - C.T.S. No. 221

North - Conservancy Lane

South - Cement Road

Place: Nagpur

Date: 13/08/2018

Encl: 1. Receipt GRN No. MH005023479201920M dated 08/08/2019 for Rs. 750/- From Sub Registrar Nagpur-1.

Signature of the Advocate







CHALLAN
MTR Form Number-6



GRN MH00502347201920M		BARCODE		Date 06/08/2019-13:00:12		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1				Full Name		ADV REKHA B BAJAJ	
Location NAGPUR							
Year 2019-2020 From 01/01/1990 To 06/08/2019				Flat/Block No.		14/A	
Account Head Details			Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE			750.00		Road/Street DHARAMPETH		
					Area/Locality NAGPUR		
					Town/City/District		
					PIN 4 4 0 0 1 0		
					Remarks (If Any)		
					MOUZA AMBAZARI PLOT NO 198 CITY SURVEY NO 222 SHEET NO 29		
					HOUSE NO 230		
					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.	
				00040572019080838879		CPT9639987	
Cheque/DD No.				Bank Date		RBI Date	
				06/08/2019-13:00:16		Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9822465123

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चालन "एडम ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवलेल्या दस्तांसाठी लागू नाही.



Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

गावाचे नाव : 1) अंबाझरी

(1)विलेखाचा प्रकार	विक्रीपत्र
(2)मोबदला	185000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	87188000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नागपूर म.न.पा.इतर वर्णन :, इतर माहिती: विभाग क्रमांक 23.359/29 पेज क्र 605 दर 57200 प्रति चौरेस मिटर मौजा अंबाझरी सर्कल नं. 20/9 वार्ड नं 73 शिट नं. 29 नगर भूमापन क्रमांक 222 मधील प्लॉट नं. 198 ची आराजी 1337.803 चौ मि वर 440.70 चौ मि पक्के बांधकाम सह घर क्र 230 हिस्सा पूर्ण((C.T.S. Number : 222 ; Plot Number : 198 ;))
(5) क्षेत्रफळ	1) 1337.803 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-संजीव विनोदकुमार साहू... वय:-57; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं: प्लॉट नं 198 सीमेंट रोड शिवाजी नगर नागपूर , महाराष्ट्र, नागपूर. पिन कोड:-440010 पॅन नं:-ACPPSS151F
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रफुल्लदेव इंग्रज प्रायवेट लिमिटेड तर्फे संचालक प्रफुल्ल नरेंद्र देशमुख . वय:-36; पत्ता:-प्लॉट नं: , माळा नं. , इमारतीचे नाव. , ब्लॉक नं: 9604078999, रोड नं: प्लॉट नं 14-अ इहाके ले आउट खरे टाउन धरमपेठ नागपूर , महाराष्ट्र, नागपूर. पिन कोड:-440010 पॅन नं:-AAKCP2972M
(9) दस्तऐवज करून दिल्याचा दिनांक	01/08/2019
(10)दस्त नोंदणी केल्याचा दिनांक	02/08/2019
(11)अनुक्रमांक,खंड व पृष्ठ	4546/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	12950000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला

तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला
अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

गावाचे नाव : 1) अंबाझरी

(1) विलेखाचा प्रकार	65-चुक दुरुस्ती पत्र
(2) मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नागपूर म.न.पा.इतर वर्णन : इतर माहिती: मौजा अंबाझरी,शिट नं. 29,नगर भुमापन क्रं. 222 तह.व जि.नागपूर येथील प्लॉट नं. 198 याचे एकूण क्षेत्रफळ 14440 चौ.फुट असून याचा कार्पोरेशन घर नं. 230 यापैकी 1/3 अविभक्त हिस्सा सदर दस्तामध्यमे कार्पोरेशन घर नंबर मध्ये दुरुस्ती करण्यात आलेली आहे. ((C.T.S. Number : 222 ;))
(5) क्षेत्रफळ	1) 14440 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्रीमती सितु विनोदकुमार साहु -- वय:-86; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: प्लॉट नं. 198, धरमपेठ विस्तार, नागपूर, महाराष्ट्र, नागपूर. पिन कोड:-440010 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री संजीव विनोदकुमार साहु -- वय:-55; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: प्लॉट नं. 198, धरमपेठ विस्तार, नागपूर, महाराष्ट्र, नागपूर. पिन कोड:-440010 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	14/03/2016
(10) दस्त नोंदणी केल्याचा दिनांक	14/03/2016
(11) अनुक्रमांक, खंड व पृष्ठ	1126/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेष	

मुल्यांकनासाठी विचारात घेतलेला
तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला
अनुच्छेद :-

Correction Deed

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

गावाचे नाव : 1) अंबाझरी

(1) विलेखाचा प्रकार 65-चूक दुरुस्ती पत्र

(2) मोबदला 0

(3) बाजारभाव(भाडेपट्ट्याच्या
बाबतितपट्टाकार आकारणी देतो की
पट्टेदार ते नमुद करावे)

(4) भू-मापन,पोटहिस्सा व
घरक्रमांक(असल्यास)

1) पालिकेचे नाव:नागपूर म.न.पा.इतर वर्णन : इतर माहिती: दस्त क्र. 3463,दिनांक
30/06/2010 या दिनांक ला सह दुय्यम निबंधक क्र. 1 मध्ये केलेल्या दास्ता मध्ये
घर नं. लिहिण्यात चूक झाली होती,ती चूक या चूक दुरुस्ती पत्रान्वये दुरुस्त
करण्यात येत आहे.((C.T.S. Number : 222 ; Plot Number : 198 ;))

1) 1341.50 चौ.मीटर

(5) क्षेत्रफळ

(6) आकारणी किंवा जुडी देण्यात असेल
तेव्हा

(7) दस्तऐवज करून देणा-या/लिहून
ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी
न्यायालयाचा हुकुमनामा किंवा आदेश
असल्यास,प्रतिवादिचे नाव व पत्ता.

1): नाव:-श्री. राजेश विनोदकुमार साहू तर्फे आम.मु. श्री. संजीव विनोदकुमार साहू - - वय:-54; पत्ता:-
प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 198, शंकर नगर, नागपूर, महाराष्ट्र,
नागपूर. पिन कोड:-440010 पॅन नं:-

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व
किंवा दिवाणी न्यायालयाचा हुकुमनामा
किंवा आदेश असल्यास,प्रतिवादिचे नाव व
पत्ता

1): नाव:-श्री. संजीव विनोदकुमार साहू - - वय:-54; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -,
ब्लॉक नं: -, रोड नं: 198, शंकर नगर, नागपूर, महाराष्ट्र. नागपूर. पिन कोड:-440010 पॅन नं:-

(9) दस्तऐवज करून दिल्याचा दिनांक 14/03/2016

(10) दस्त नोंदणी केल्याचा दिनांक 14/03/2016

(11) अनुक्रमांक,खंड व पृष्ठ 1128/2016

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 500

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 100

(14) शेरा

मुल्यांकनासाठी विचारात घेतलेला
तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला
अनुच्छेद :-

Correction Deed

Note:-Generated Through eSearch
Module, For original report please
contact concern SRO office.

दस्त क्रमांक : 5353/2006

नोंदणी :

Regn:63m

गावाचे नाव : अंबाझरी

(1) विलेखाचा प्रकार	भाडेपट्टा
(2) मोबदला	रु.0
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 29000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	पालिकेचे नाव: इतर वर्णन : मौजा अंबाझरी शिट नं २९ सिटी सर्वे नं २२२ मधिल प्लॉट नं १९८ याचे एकूण क्षेत्र १४४००.०० चौ फूट ३० वर्षाकरीता भाडेपट्टा निवासी उपयोग
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रांत्यादिचे नाव व पत्ता.	1): नाव:- महाराष्ट्र शासन नझूल विभागातर्फे अधिकृत सही करणार सिरस्तेदार श्री. राजेश मोहन इंदुरकर -- वय:-56पत्ता:-पिन कोड:-०००० नं:-0
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा द्याणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रांत्यादिचे नाव व पत्ता	2): नाव:- श्रीमती सितू विनोदकुमार शाहू वय:-75पत्ता:-पिन कोड:- ०००० नं:-0 3): नाव:- श्री संजीव विनोदकुमार शाहू वय:-45पत्ता:-पिन कोड:- ०००० नं:-0 4): नाव:- श्री राजेश विनोदकुमार शाहू वय:-44पत्ता:-पिन कोड:- ०००० नं:-0
(9) दस्तऐवज करून दिल्याचा दिनांक	15/08/2006
(10) दस्त नोंदणी केल्याचा दिनांक	12/09/2006
(11) अनुक्रमांक, खंड व पृष्ठ	5353/2006
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1980
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	220
(14) शेर	-



गावाचे नाव : 1) अंबाझरी

(1) विलेखाचा प्रकार	रिलीज डीड
(2) मोबदला	0
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	1
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नागपूर म.न.पा.इतर वर्णन : इतर माहिती: खास मौजा- अंबाझरी, तह. व जि. नागपूर येथील प्लॉट न.198 याचे एकूण क्षेत्रफळ 14.440 चौ.फुट असून याचा कॉर्पोरेशन घर न.1045, सिटी सर्वे न.222, शीट न.29, सर्कल न. 20 हा आहे. ((C.T.S. Number : 222 and sheet no.29 ; Plot Number : 198 ;))
(5) क्षेत्रफळ	1) 14.44 चौ.फुट
(6) आकारणी किंवा जुडी देण्यास असेल तेव्हा:	
(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- श्रीमती सितू विनोदकुमार साहु -- वय:- 84; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. प्लॉट न.198, धरमपेठ, नागपूर, महाराष्ट्र, नागपूर. पिन कोड:- 440010 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- श्री. संजीव विनोदकुमार साहु -- वय:- 53; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. प्लॉट न.198, धरमपेठ, नागपूर, महाराष्ट्र, NAGPUR. पिन कोड:- 440010 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	12/09/2014
(10) दस्त नोंदणी केल्याचा दिनांक	12/09/2014
(11) अनुक्रमांक, खंड व पृष्ठ	3190/2014
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	750
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण शासकीय/निमशासकीय किंमत कारणाचा तपशील शासकीय/निमशासकीय किंमत

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

If the release deed of an ancestral property or part thereof is executed by or in favour of brother or sister or (Children of renouncers parent) Son or daughter or the legal heirs of the above relations.

गावाचे नाव : अंबाझरी

(1) विलेखाचा प्रकार	परिमोचनपत्र (रिलीज)
(2) मोबदला	रु.0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 0
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव: इतर वर्णन : मौजा अंबाझरी मधिल शिअ नं. २९ सिटी सर्वे नं. २२२ वरिल प्लॉट नं. १९८ एकुण आराजी १४,४४० चौ फु ट पैकी १/३ अविभक्त हिस्सा कारपो घर क्र. १०४५
(5) क्षेत्रफल	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- श्री. राजेश विनोदकुमार साहू तर्फे आमु श्री. संजीव विनोदकुमार साहू . वय:-49पत्ता:- .पिन कोड:-०९न नं:-0
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	2): नाव:- श्री संजीव विनोदकुमार साहू . वय:-49पत्ता:-.पिन कोड:-०९न नं:-0
(9) दस्तऐवज करून दिल्याचा दिनांक	30/06/2010
(10) दस्त नोंदणी केल्याचा दिनांक	30/06/2010
(11) अनुक्रमांक, खंड व पृष्ठ	3463/2010
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	750
(14) शेर	-



08/08/2019

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : Joint S.R. Nagpur 2

फाईल क्रमांक : 664/2016

नोदणी :

Regn:63m

गावाचे (Village Name) : Ambajhari

(1) विलेखाचा प्रकार (Title)	6-Notice of intimation regarding mortgage by way of deposit of Title Deed
(2) कर्जाची रक्कम (Loan amount)	Rs.85000000/-
(3) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) (Property Description)	1) Corporation: नागपूर म.न.पा. Other details: Building Name:SAKET, Flat No:-, Road:DHARAMPETH LAYOUT, SHIVAJI NAGAR, Block Sector:SHEET NO 29, NMC HOUSE NO 230, Landmark:WARD NO 73, CIRCLE NO 20, DIVISION NO 8 (C.T.S. Number: 222 ; Plot Number: 193 ;)
(4) क्षेत्रफळ (Area)	1) Carpet Area :14400.00 Square Feet
(5) कर्ज देणाऱ्याचे नाव व पत्ता (Mortgagor)	1) Name: SANJIV VINODKUMAR SAHU Age: 55, Address: Flat No:-, Floor No:-, Building Name:-, Block Sector:SAKET, DHARAMPETH EXTENSION, Road:PLOT NO 193 , City:NAGPUR, State:MAHARASHTRA, District:NAGPUR, Pin:440010 ,PAN: ACPPS5151F
(6) कर्ज देणाऱ्याचे नाव व पत्ता (Mortgagee)	Bank Name: BANK OF INDIA Address: KINGSWAY (MN BR)
(7) गहाण / कर्जाचा दिनांक (Date of Mortgage)	13/06/2016
(8) नोदणी फाईल केल्याचा दिनांक (Date of filing)	04/07/2016
(9) फायलींग नंबर (Filing No.)	664/2016
(10) मुद्रांक शुल्क (Stamp Duty)	Rs.170000/-
(11) फायलींग शुल्क (Filing Amount)	Rs.1000/-
(12) Date of submission	14/06/2016
(13) शेर (Remark)	-

08/08/2019

सूची क्र.2

दुय्यम निबंधक : Joint S.R. Nagpur 2

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

फाईल क्रमांक : 229/2014

नोदणी :

Regn:63m

गावाचे (Village Name) : Ambajhari

(1) विलेखाचा प्रकार (Title)	6-Notice of intimation regarding mortgage by way of deposit of Title Deed
(2) कर्जाची रक्कम (Loan amount)	Rs.15000000/-
(3) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास) (Property Description)	1) Corporation: नागपूर म.न.पा. Other details: Building Name:AMBAJHARI, Flat No.: Road:AMBAJHARI ROAD, Block Sector:, Landmark: (Plot Number: 198 ; C.T.S. Number: 222 ;)
(4) क्षेत्रफळ (Area)	1) Open Area :14400.00 Square Feet
(5) कर्ज घेणाऱ्याचे नाव व पत्ता (Mortgagor)	1) Name: RAJESH VINOD SAHU Age: 51, Address: Building Name:SAKET PLOT NO.198, Road:DHARAMPETH , City:NAGPUR, State:MAHARASHTRA, District:NAGPUR, Pin:440010 ,PAN: AETPS6379D 2) Name: SANJIV VINODKUMAR SAHU Age: 52, Address: Building Name:SAKET PLOT NO.198, Road:DHARAMPETH , City:NAGPUR, State:MAHARASHTRA, District:NAGPUR, Pin:440010 ,PAN: ACPPS5151F 3) Name: SITU VINOD SAHU Age: 81, Address: Building Name:SAKET PLOT NO.198, Road:DHARAMPETH , City:NAGPUR, State:MAHARASHTRA, District:NAGPUR, Pin:440010 ,PAN: AKBPS5757R
(6) कर्ज देणाऱ्याचे नाव व पत्ता (Mortgagee)	Bank Name: BANK OF INDIA Address: MAIN BR
(7) गहाण / कर्जाचा दिनांक (Date of Mortgage)	22/01/2014
(8) नोटीस फाईल केल्याचा दिनांक (Date of filing)	03/02/2014
(9) फायलींग नंबर (Filing No.)	229/2014
(10) मुद्रांक शुल्क (Stamp Duty)	Rs.30000/-
(11) फायलींग शुल्क (Filing Amount)	Rs.1300/-
(12) Date of submission	03/02/2014
(13) शेरा (Remark)	-

Property Tax

Windows clientUser

Today is: 12/08/2019

VIEW DCB/ बी.सी.बी. पाहुने

Index Number/ इंडेक्स क्रमांक : 73001603
 Ward/ वार्ड : Ambazari
 Owner Name/ घरमालकाचे नाव : SMT.SITU /O VINODKUMAR SHAHU & SHRI SANJAY B/O RAJESH S/O VINODKUMAR SHAHU
 Property Address/ घरघा/मालमत्तेचा पत्ता : 230, AMBAZARI BLOCK 1 - 440001
 Property Type/ मालमत्तेचा प्रकार : Residential
 Current Tax Amount/ चालू कराची रक्कम : 14248

Installment/ हप्त	Demand/ मागणी			Collection/ गोळा करणे			Rebate/ सूट	Balance/ शिल्लक			Payment Details/ राखीव विवरण
View DCB History Show Arrears	Tax/ कर	ChequeBounce Penalty/ चेक बाउंस दंड	LatePayment Penalty/ उशीरा देव दंड	Tax/ कर	ChequeBounce Penalty/ चेक बाउंस दंड	LatePayment Penalty/ उशीरा देव दंड	Tax/ कर	ChequeBounce Penalty/ चेक बाउंस दंड	LatePayment Penalty/ उशीरा देव दंड		
2012-13	13,393.00	0.00	0.00	13,393.00	0.00	0.00	0.00	0.00	0.00	0.00	11/2013- 12/0136432 dated 08/11/2012 with amount Rs. 13,393.00
2013-14	13,393.00	0.00	0.00	13,393.00	0.00	0.00	0.00	0.00	0.00	0.00	12/2013- 14/0293529 dated 16/12/2013 with amount Rs. 13,393.00
2014-15	13,393.00	0.00	0.00	13,393.00	0.00	0.00	154.00	0.00	0.00	0.00	08/2014- 15/0292399 dated 11/08/2014 with amount Rs. 13,239.00
2015-16	13,963.00	0.00	0.00	13,963.00	0.00	0.00	148.00	0.00	0.00	0.00	07/2015- 16/0103262 dated 27/07/2015 with amount Rs. 13,815.00
2016-17	13,963.00	0.00	0.00	13,963.00	0.00	0.00	148.00	0.00	0.00	0.00	10/2016- 17/0114490 dated 05/10/2016 with amount Rs. 13,815.00
2017-18	14,248.00	0.00	0.00	14,248.00	0.00	0.00	0.00	0.00	0.00	0.00	07/2016- 18/0099185 dated 26/07/2018 with amount Rs. 0.00
2018-19	14,248.00	0.00	0.00	14,248.00	0.00	0.00	296.00	0.00	0.00	0.00	07/2018- 19/0099185 dated 26/07/2018 with amount Rs. 0.00
2019-20	14,248.00	0.00	0.00	14,248.00	0.00	0.00	296.00	0.00	0.00	0.00	07/2019- 20/0099185 dated 01/07/2019 with amount Rs. 0.00
							Tax Due/ देव कर:	0.00	0.00	0.00	
							Advance Payment/ अग्रिम राखी:	296.00			
							Advance Rebate/ अग्रिम सूट:	1,042.00			
							Total Balance/ एकूण शिल्लक:	-256.00			