सूची क्र.2

दुय्यम निबंधक: Joint S.R.Latur 2

फाईल क्रमांक: 2638/2022

Regn:63m

गावाचे नाव (Village Name) : **Latur (A Varg) Nagarapalika Hadaditil Kshetr**

(1) विलेखाचा प्रकार (Title)	6-Notice of intimation regarding mortgage by way of deposit of Title Deed
(2) कर्जाची रक्कम (Loan amount)	Rs.1870000/-
(3) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास) (Property Description)	1) Corporation: Latur Other details: Building Name:-, Road:BHABHALGOAN ROAD, Village/ City:Latur (A Varg) Nagarapalika Hadaditil Kshetr , Taluka:Latur, District:Latur (Survey Number: 80 ; Plot Number: 87 88 99 100 ;)
(4) क्षेत्रफळ (Area)	1) Build Area :89.94 / Open Area :0 Sq.mt.
(5) कर्ज घेणाऱ्याचे नाव व पत्ता (Mortgagor)	1) Name: VINOD PURUSHOTTAM UGILE Age: 41, Address: Building Name:VIVIKANAND, City:LATUR, State:MAHARASHTRA, District:LATUR, Pin:413512 , PAN: ACCPU0345G
(6) कर्ज देणाऱ्याचे नाव व पत्ता (Mortgagee)	Bank Name: Bank of India Address: Main Branch Latur
(7) गहाण / कर्जाचा दिनांक (Date of Mortgage)	01/12/2022
(8) नोटीस फाईल केल्याचा दिनांक (Date of filing)	19/12/2022
(9) फायलींग नंबर (Filing No.)	2638/2022
(10) मुद्रांक शुल्क (Stamp Duty)	Rs.5610/-
(11) फायलींग शुल्क (Filing Amount)	Rs.9950/-
(12) Date of submission	13/12/2022
(13) शेरा (Remark)	-

सदर सुची क्र. 1 इक्वीटेबल मॉरगेज फाईलिंग केले बद्दल दिली आहे.या आधारे मिळकतीवर बोजा बसविण्यात येवू नये.

सह दुय्यम निबंधक वर्ग -२ लातूर-२

Equitable Mortgage – Oral Assent

Register No.09 **Folio No.04**

Loan Account : **Mr Vinod Purushottam Ugile**

Type of Loan : **Term Loan**

Date of Mortgage : **01-12-2022**

Sanction Authority : **RBC, Chief Manager, Solapur.**

Amount /Limit : **Term Loam Rs. 18, 70,000/-** (Rs. Eighteen Lakh Seventy Thousand only)

Rate of Interest : **RBLR 8.75 plus CRP 0.20% less BSD 0.45% presently i.e 8.50% p.a, (floating) interest.**

Security Documents - DP Note, L-513, L-516, L-515 & L-517, Annexure III

Security Property details:-

Equitable Mortgage by deposit of sale deed of his immovable properties comprising land and building and other structures / fixed machines and plants and other fixtures and fittings erected or installed there on (both present and future) situated at **Flat no 406, 4th Floor of the building "Omkar Apartment", Plot No. 87, 88, 99 & 100 Sy no 80 of village Maharanapratap Nagar, part of G.P. House No 903(P), Bhabhalgoan road, Latur-413512 name of Mr Vinod Purushottam Ugile.**

Area Of flat: - 89.94 sq mtrs

Boundaries of the Plot

East	Staircase and Flat No 405
West	12M wide road
South	Marginal Space and Remaining land belong to owner
North	Duct and Flat no 401

Tenure: Free hold

Mr Vinod Purushottam Ugile Came at the Bank today the ~~22th~~ 15th December 2022 day of ~~November~~ 2022 and handed over to and deposited with me acting on behalf of the Bank the sale deed relating to him/them above mentioned immovable properties comprising land buildings and other situated **at Flat no 406, 4th Floor of the building " Omkar Apartment", Plot No. 87, 88, 99 & 100 Sy no 80 of village Maharanapratap Nagar, part of G.P. House No 903(P), Bhabhalgoan road, Latur-413512 name of Mr Vinod Purushottam Ugile.**

At the time of such deposit **Mr Vinod Purushottam Ugile** stated that he/they made the deposit of the **sale deed** with intent to create security in favor of the Bank by way of equitable mortgage over the said immovable

properties (including the land and Building and other structures now or hereafter to be erected / and fixed machinery and plant fixtures & fitting now installed or hereafter to be installed there on) for the due repayment by them/him to the Bank at Latur, of the said Term Loam Rs. 18,70,000/- (Rs. Eighteen Lakh Seventy Thousand only) granted to Mr Vinod Purushottam Ugile with interest at the agreed rate at **RBLR 8.75 plus CRP 0.20% less BSO 0.45% presently i.e 8.50% p.a. (floating) interest** or at such other rate (s) of interest as may be notified to him/them by the Bank from time to time as per the guidelines of Reserve bank of India and/or for any advance of any nature now due or pending or that may be made or becomes due hereafter from time to time either in the said loan or in any other account or account/ and whether single or jointly with another or others and whether at the Latur branch/ Office or any other branch or office of the bank and / or for any indebtedness or liability whatsoever of him to the Bank and also or the due observance performance and discharge by him of any obligation to the bank which may give rise to a pecuniary liability and for all costs (between attorney and client) charges and expenses whatsoever paid or incurred by the Bank in Connection with the premises for the protection, preservation, enforcement and realization of such security and recovery of its dues and so that the security so created shall be and always remain a continuing Security and shall be in addition to any other security for any such indebtedness or liability now held or hereafter to be held by the bank.

Mr Vinod Purushottam Ugile further assured and declared to the Bank that the sale deed deposited with the Bank are the only title deeds in respect of the said immovable properties which are equitable mortgaged to the Bank and that he is the absolute owner(s) of the said immovable properties and that he has a marketable title thereto and the there is no mortgage, charge or lien or other encumbrance or attachment on the aid immovable properties or any part or parts thereof in favor of any government or the income tax department or any other government department or any person, firm or company body corporate or society or entity whomsoever and that he has not entered into any agreement for sale thereof or any part or parts thereof and that no such mortgage, charge or lien or other encumbrance whatsoever will be created or attachment allowed to be levied on the said immovable properties or any part or parts thereof in favor of by or on behalf or any government or Government Department, or any person, company, body corporate, or society or entity whatsoever other than the bank so long as he continues / continue to be indebted to or liable to the bank or any account in any manner whatsoever, and that no proceeding for recovery of taxes are pending against him under the income tax Act or any other law, and that no notice has been issued and / or served upon him under rules 2,16 or 51 or any other rules of the Second Schedule to the Income Tax act, 1961 (As Amended) or under any other law and that there is no pending attachment whatsoever levied howsoever on the said immovable properties.

Read over to: Mr Vinod Purushottam Ugile.

Description of document	Identification No.	Date of documents
Sale Deed	8310/2022	21-11-2022

Manager
Bank of India
Place: Latur
Date: 01-12-2022

Chief Manager
Bank of India