



CHALLAN
MTR Form Number-6



GRN	MH009186145202627E	BARCODE			Date	28/08/2026-15:57:22		Form ID		
Department Inspector General Of Registration					Payer Details					
Search Fee					TAX ID / TAN (If Any)					
Type of Payment Other Items					PAN No.(If Applicable)					
Office Name NSK1_HQR SUB REGISTRAR NASHIK 1					Full Name		Adv James M Kamble			
Location NASHIK										
Year 2026-2027 One Time					Flat/Block No.					
Account Head Details				Amount In Rs.	Premises/Building					
0030072201 SEARCH FEE				325.00	Road/Street					
					Area/Locality					
					Town/City/District					
					PIN					
					Remarks (If Any)					
					Flat No. 201 Varad Heights Plot No. 4/5 Survey No. 209/B Village Deolali					
					Dist Nashik					
					Amount In		Three Hundred Twenty Five Rupees Only			
Total				325.00	Words					
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	69103332026082812640		3002618032	
Cheque/DD No.					Bank Date	RBI Date	28/08/2026-15:58:41		Not Verified with RBI	
Name of Bank					Bank-Branch		IDBI BANK			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. : XXXXXX5657

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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.



JK & ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS

Office: 405, Maruti Chambers, District Court Compound, Nashik 422005.

Office: 104, Bhaskar Adroit, Pandit Colony Oppo Sindhu Sagar School, Nashik 422005

EMAIL: advjameskamble@rediffmail.com, jameskamble@gmail.com

Hand Handle: 808719565

LEGAL SCRUTINY REPORT

Ref. No.: ICICIHFC/LSR/38/August/26

Date: 28/08/2026

Initiation Date: 26/08/2026

LAN No: - 77000340202

To,
ICICI Home Finance Ltd.,
Branch Name Chandak Circle
Branch Code 10108

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of Mr. Prashant Anna Tayade and Mrs. Pramila Prashant Tayade.

PART I: PROPERTY DETAILS:

- | | | |
|---|---|-------------------------------------|
| 1. Name of the Applicant/Borrower/s | : | Mr. Prashant Anna Tayade |
| 2. Name of the Co-applicant/s: (if any) | : | Mrs. Pramila Prashant Tayade |
| 3. Type of Loan | : | HL- Builder Purchase |
| 4. Purpose of Loan | : | HL- Builder Purchase |
| 5. Name of the Property Owner/s | : | Varad Associates a Partnership Firm |
| 6. Nature / Status of the Property | : | Freehold |
| 7. Type of Property | : | Residential |
| 8. Description of the Property (with Boundaries): - | | |

All that piece and parcel of **Flat No. 201** having Carpet area admeasuring 55.75 Sq. Meters + Balcony area admeasuring 08.37 Sq. Meters situated on **Second Floor** in the building named as "**Varad Heights**" constructed on **Plot No. 4/5** area admeasuring 923.30 Sq. Meters (Having Old Plot No. 4 area admeasuring 455.57 Sq. Meters and Plot

No. 05 area admeasuring 467.73 Sq. Meters) bearing **Survey No. 209/B** situated at **Village – Deolali-2**, within the limits of Nashik Municipal Corporation, Tal. & Dist. Nashik and bounded as below: -

EAST	WEST	NORTH	SOUTH
Building Open Space	Flat No 206	Building Open Space	Flat No 202

PART II: LIST OF DOCUMENTS SUBMITTED BEFORE ME/US FOR SCRUTINY AND LEGAL OPINION: - (SPECIFY THE DOCUMENTS ARE ORIGINAL OR XEROX)

- a) Copy of Draft of Agreement for Sale executed by Varad Associates a Partnership Firm through its Partners Mr. Vishal Ashok Mate and others in favor of Mr. Prashant Anna Tayade and Mrs. Pramila Prashant Tayade.
- b) Copy of Commencement Certificate No. LND/BP/C3/53/2024 dated 11/12/2024 issued by Nashik Municipal Corporation.
- c) Copy of RERA Certificate No. P51600080577 dated 16/06/2025 issued by MahaRERA.
- d) Copy of Final Layout Order No. Outward No./NNV/Final/260/2022 dated 15/02/2022 issued by Nashik Municipal Corporation.
- e) Copy of Amalgamation Order No. Maha/Kaksha-3/4/Amalgamation/UP/SR/05/2024/2025 dated 20/03/2025 issued by Collector of Nashik.
- f) Copy of N. A. Order No. ATK/SK2/42-B/SR/16/2024 dated 30/12/2024 issued by Upper Tehsildar Office.
- g) Copy of Sale Deed dated 18/07/2024 registered with sub registrar office vide document No. NSN-6-6934/2024 dated 18/07/2024 executed by Mr. Nilesh Ishwarlal Jain in favor of M/s Varad Associates Partnership Firm.
- h) Copy of Re-Conveyance Deed dated 11/07/2024 registered with sub registrar office vide document No. NSN-2-7636/2024 dated 11/07/2024 executed by Anand Nagari Co. Op. Ltd. Nashik Road in favor of Mr. Nilesh Ishwarlal Jain and Smt. Ranjana Ishwarlal Jain.
- i) Copy of Mortgage Deed dated 23/04/2024 registered with sub registrar office vide document No. NSN-2-4514/2024 dated 23/04/2024 executed by Anand Nagari Co. Op. Ltd. Nashik Road with the consent of Mr. Nilesh Ishwarlal Jain in favor of Mr. Nilesh Ishwarlal Jain and Smt. Ranjana Ishwarlal Jain.
- j) Copy of Sale Deed dated 24/05/2001 registered with sub registrar office vide document No. NSN-2-5033/2001 dated 24/05/2001 executed by Mr. Hiralal Tarachand Modi and others in favor of Mr. Ishwarlal Manaklal Jain and others.
- k) Copy of Release Deed dated 30/12/2021 registered with sub registrar office vide document No. NSN-7-11112/2021 dated 30/12/2021 executed by Mrs. Pallavi Hardik Sancheti in favor of Smt. Ranjana Ishwarlal Jain.
- l) Copy of Notarized Partition Deed dated 10/12/2021 between Mr. Ajit Kachardas Sanklecha and others.

- m) Copy of Sale Deed dated 14/09/1987 registered with sub registrar office vide document No. NSK-4628/1987 dated 14/09/1987 executed by Mr. Ishwarlal Manaklal Jain and others in favor of Mr. Ratanlal Tarachand Modi and others.
- n) Copy of 7/12 Extract and 6D Mutation Entry.

PART III: FLOW OF TITLE OF PROPERTY: (HISTORY OF TITLE)

1. It is observed that, originally land in Survey No. 209 was owned and possessed by Mr. Hiralal Tarachand Modi and other prior to 1987.
2. It is observed that, Mr. Hiralal Tarachand Modi and others has sold part land area admeasuring 01H 37Ares bearing Survey No. 209 to Mr. Ishwarlal Manaklal Jain and others by way of Sale Deed dated 14/09/1987 registered with sub registrar office vide document No. NSK-4628/1987 dated 14/09/1987. Basis of the said deed land in Survey No. 209 has been sub divided into two parts out of which land area admeasuring 01H 37Ares has been allotted to New Survey No. 209/B for the purchased property and remaining area has been allotted to New Survey No. 209/A and 7/12 extract has been made vide Mutation Entry No. 11444 dated 22/11/1989.
3. It is observed that, Mr. Hiralal Tarachand Modi and others has sold land in Survey No. 209/B to Mr. Ishwarlal Manaklal Jain and others by way of Sale Deed dated 24/05/2001 registered with sub registrar office vide document No. NSN-2-5033/2001 dated 24/05/2001. Basis of the said deed the name of the purchaser has been mutated as owners with revenue records vide mutation entry No. 17135 dated 08/06/2001.
4. It is observed that, Mr. Hiralal Tarachand Modi and others has sold land in Survey No. 209/B to Mr. Ishwarlal Manaklal Jain and others by way of Sale Deed dated 24/05/2001 registered with sub registrar office vide document No. NSN-2-5033/2001 dated 24/05/2001. Basis of the said deed the name of the purchaser has been mutated as owners with revenue records vide mutation entry No. 17135 dated 08/06/2001.
5. It is observed that, Mr. Ishwarlal Manaklal Jain has expired on 08/11/2007 leaving behind his legal heirs namely – Smt. Ranjana Ishwarlal Jain, Mr. Nilesh Ishwarlal Jain, Mrs. Rajashree Premchand Lalwani, Mrs. Pallavi Hardik Sancheti and Mrs. Sarika Ishwarlal Jain and accordingly the names of legal heirs has been mutated as owners with revenue records vide mutation entry No. 21105 dated 28/11/2007.
6. It is observed that, Mr. Ajit Kachardas Sanklecha and others has applied for the conversion of the said land for the non-agriculture residential usage with the Collector of Nashik and Collector of Nashik has granted the permission for the same vide its order letter No. Masha/Kaksha/3/7-1/Ru.Ka.Aa./SR/271/2018 dated 07/08/2018. Basis of the said order effect has been given to the revenue records.
7. It is observed that, Mr. Ajit Kachardas Sanklecha and others has sold land area admeasuring 772.00 Sq. Meters out of Survey No. 209/B for public use to Nashik Municipal Corporation by way of Sale Deed dated 09/08/2021 registered with sub registrar office vide document No. NSN-7-6645/2021 dated 09/08/2021. Basis of the said deed the effect has been given to the revenue records vide mutation entry No. 36381 dated 20/08/2021.

8. It is observed that, Mrs. Pallavi Hardik Sancheti has released her rights in respect of Survey No. 209/B along with other Surveys in favor of Smt. Ranjana Ishwarlal Jain by way of Release Deed dated 30/12/2021 registered with sub registrar office vide document No. NSN-7-11112/2021 dated 30/12/2021. Basis of the said deed the name of the releaser has been deleted from the revenue records vide mutation entry No. 36624 dated 04/01/2022.
9. It is observed that, Mr. Ajit Kachardas Sanklecha and others has mutually parted Plots in Survey Number 209/B and as per the Partition Plot No. 01 to 06 came into ownership of Mr. Nilesh Ishwarlal Jain, Plot No. 07 and 08 came into ownership of Mrs. Ranjana Ishwarlal Jain, Mrs. Rajashree Premchand Lalwani, and Mrs. Sarika Rishabh Chhajed, Plot No. 09 and 10 came into ownership of Mr. Punit Ajit Sanklecha, Plot No. 11, 13 and 15 came into ownership of Mr. Ajit Kachardas Sanklecha and Plot No. 12, 14 and 16 came into ownership of Mrs. Ujwala Ajit Sanklecha by way of Notarized Partition Deed dated 10/12/2021.
10. It is observed that, Mr. Nilesh Ishwarlal Jain had prepared the layout on the said land and has obtained the layout order from Nashik Municipal Corporation vide letter No. Outward No./NNV/Final/260/2022 dated 15/02/2022. Basis of the said orders effect has been given to the revenue records and land has been sub-divided into the plots out of which Plot No. 04 and 05 has been carved out and 7/12 extract of the plots has been separated and mutated in the name of the owners of the land vide Mutation Entry No. 36734 dated 24/02/2022.
11. It is observed that, Mr. Nilesh Ishwarlal Jain has availed a finance facility from Anand Nagari Co. Op. Ltd. Nashik Road and has created the charge of the said bank on the said property by way of Mortgage Deed dated 23/04/2024 registered with sub registrar office vide document No. NSN-2-4514/2024 dated 23/04/2024. Basis of the said deed the charge of the said bank has been mutated in the other rights column vide mutation entry No. 38056 dated 29/04/2024.
12. It is observed that, Mr. Nilesh Ishwarlal Jain has repaid the loan amount so availed from Anand Nagari Co. Op. Ltd. Nashik Road and the said bank has released the mortgage rights in respect of the said property by way of Re-Conveyance Deed dated 11/07/2024 registered with sub registrar office vide document No. NSN-2-7636/2024 dated 11/07/2024. Basis of the said deed the charge of the said bank has been deleted from the other rights column vide mutation entry No. 38299 dated 11/09/2024.
13. It is observed that, Mr. Nilesh Ishwarlal Jain has sold Plot No. 4 area admeasuring 455.57 Sq. Meters and Plot No. 05 area admeasuring 467.73 Sq. Meters bearing Survey No. 209/B to M/s Varad Associates Partnership Firm by way of Sale Deed dated 18/07/2024 registered with sub registrar office vide document No. NSN-6-6934/2024 dated 18/07/2024. Basis of the said deed the name of the purchaser has been mutated as owners with revenue records vide mutation entry No. 38264 dated 26/08/2024.
14. It is observed that, Varad Associates a Partnership Firm has applied for the conversion of the said land for the non-agriculture commercial usage with the Additional Tahsildar, Nashik and Additional Tahsildar, Nashik has granted the permission for the same vide its order letter No. ATK/SK2/42-B/SR/16/2024 dated 30/12/2024.
15. It is observed that, Varad Associates a Partnership Firm has prepared a layout plan by amalgamating Plot No. 04 and Plot No. 05 and submitted the plan for approval with

Collector of Nashik and the said layout of amalgamation has been approved by Collector of Nashik vide letter No. Maha/Kaksha-3/4/Amalgamation/UP/SR/05/2024/2025 dated 20/03/2025 and basis of the said order effect has been given to the revenue records and Plot No. 04 and 05 has been amalgamated and New Plot No. 4/5 has been made and mutated with the name of land owners vide mutation entry No. 39079 dated 07/01/2026.

16. It is observed that, Varad Associates a Partnership Firm has prepared a building plan and has submitted the said plan for approval with Nashik Municipal Corporation. The Nashik Municipal Corporation has sanctioned the said plan vide Commencement Certificate No. LND/BP/C3/53/2024 dated 11/12/2024.

17. It is observed that, Varad Associates a Partnership Firm has registered the said project name and style as “Varad Heights” under the provisions of Maharashtra Real Estate and Regulatory Authority and the competent authority has issued a registration certificate No. P51600080577 dated 16/06/2025.

18. It is observed that, Mr. Prashant Anna Tayade and Mrs. Pramila Prashant Tayade intent to purchase **Flat No. 201** having Carpet area admeasuring 55.75 Sq. Meters + Balcony area admeasuring 08.37 Sq. Meters situated on **Second Floor** in the building named as “**Varad Heights**” constructed on **Plot No. 4/5** area admeasuring 923.30 Sq. Meters (Having Old Plot No. 4 area admeasuring 455.57 Sq. Meters and Plot No. 05 area admeasuring 467.73 Sq. Meters) bearing **Survey No. 209/B** situated at **Village – Deolali-2**, within the limits of Nashik Municipal Corporation, Tal. & Dist. Nashik from Varad Associates a Partnership Firm through its Partners Mr. Vishal Ashok Mate and others by way of Agreement for Sale and accordingly the draft of Agreement for Sale is prepared.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

- a) Copy of Draft of Agreement for Sale executed by Varad Associates a Partnership Firm through its Partners Mr. Vishal Ashok Mate and others in favor of Mr. Prashant Anna Tayade and Mrs. Pramila Prashant Tayade.
- b) Copy of Commencement Certificate No. LND/BP/C3/53/2024 dated 11/12/2024 issued by Nashik Municipal Corporation.
- c) Copy of RERA Certificate No. P51600080577 dated 16/06/2025 issued by MahaRERA.
- d) Copy of Final Layout Order No. Outward No./NNV/Final/260/2022 dated 15/02/2022 issued by Nashik Municipal Corporation.
- e) Copy of Amalgamation Order No. Maha/Kaksha-3/4/Amalgamation/UP/SR/05/2024/2025 dated 20/03/2025 issued by Collector of Nashik.
- f) Copy of N. A. Order No. ATK/SK2/42-B/SR/16/2024 dated 30/12/2024 issued by Upper Tehsildar Office.
- g) Copy of Sale Deed dated 18/07/2024 registered with sub registrar office vide document No. NSN-6-6934/2024 dated 18/07/2024 executed by Mr. Nilesh Ishwarlal Jain in favor of M/s Varad Associates Partnership Firm.

- h) Copy of Re-Conveyance Deed dated 11/07/2024 registered with sub registrar office vide document No. NSN-2-7636/2024 dated 11/07/2024 executed by Anand Nagari Co. Op. Ltd. Nashik Road in favor of Mr. Nilesh Ishwarlal Jain and Smt. Ranjana Ishwarlal Jain.
- i) Copy of Mortgage Deed dated 23/04/2024 registered with sub registrar office vide document No. NSN-2-4514/2024 dated 23/04/2024 executed by Anand Nagari Co. Op. Ltd. Nashik Road with the consent of Mr. Nilesh Ishwarlal Jain in favor of Mr. Nilesh Ishwarlal Jain and Smt. Ranjana Ishwarlal Jain.
- j) Copy of Sale Deed dated 24/05/2001 registered with sub registrar office vide document No. NSN-2-5033/2001 dated 24/05/2001 executed by Mr. Hiralal Tarachand Modi and others in favor of Mr. Ishwarlal Manaklal Jain and others.
- k) Copy of Release Deed dated 30/12/2021 registered with sub registrar office vide document No. NSN-7-11112/2021 dated 30/12/2021 executed by Mrs. Pallavi Hardik Sancheti in favor of Smt. Ranjana Ishwarlal Jain.
- l) Copy of Notarized Partition Deed dated 10/12/2021 between Mr. Ajit Kachardas Sanklecha and others.
- m) Copy of Sale Deed dated 14/09/1987 registered with sub registrar office vide document No. NSK-4628/1987 dated 14/09/1987 executed by Mr. Ishwarlal Manaklal Jain and others in favor of Mr. Ratanlal Tarachand Modi and others.
- n) Copy of 7/12 Extract and 6D Mutation Entry.

PART V: OTHER PROVISIONS:

- 5.1 Whether provisions of urban land ceiling act are applicable? – No**
- 5.2 Whether any property/ies intend to be given as security is subject to any minor's claim/share? – No**
- 5.3 Whether the property is affected by any revenue and tenancy regulations; if yes then to what extent? – No**
- 5.4 Whether the user land has been converted into Non-Agricultural for Residential use by the order of the competent Authority? – Yes.**
- 5.5 Whether up to date tax/land revenue has been paid in respect of the property? – Not provided**
- 5.6 Whether all original documents for last 13/30 years have been scrutinized; if not give reasons? – No Original Title Deeds has been submitted for perusal while investigating the title and issuance of the said report**
- 5.7 Whether required documents are available for creating mortgage? – Yes**
- 5.8 Whether all the previous owners of the property had the right and competency to transfer the property? – Yes**
- 5.9 Whether the proposed mortgage by deposit of title deeds is possible? – Yes**
- 5.10 What is the tenure of the land; if it is leased? – No**
- 5.11 Whether the land is Adivasi (tribal) land? – No**

- 5.12 Whether the land /property are joint family property? – No
- 5.13 Whether SARFAESI Act applicable? – Yes
- 5.14 Is land/property/flat being subject to any reservations /acquisitions/requisitions? – No
- 5.15 Whether the property has been transferred by a power of attorney (POA) holder of the original landowner in favour of the loan applicant? – NO
- 5.16 Whether the said POA holder has/had authority to sell the property under POA? – NA
- 5.17 Whether POA as recorded in 5.15 is registered? – NA
- 5.18 Whether any prior permission /NOC /consent required from any Authority to mortgage the Property (Authority may be Govt. / Municipal Corporation / Land Development Authority / Industrial Development Authority / Society etc.). If permission is required, specify the name of the authority from whom permission/NOC is required and list all permission/ No objection required – No
- 5.19 Whether any permission / consent is required to sell the property upon invocation of the mortgage. If so, indicate the Authority from whom the permission is required; Indicative Time line to obtain such permission; and any premium payable to the Authority upon such transfer–No
- 5.20 Whether Search Report is obtained and submitted? – Yes

I have taken online search on IGR website of the record available at that time for the year 2013 to 2026 in the office of Sub Registrar. Some entries may not available on IGR website due to technical issues. Out of available record no adverse entry is found in respect of the said property.

Search Report Details	:- MH009186145202627E
Search Conducted Years	:-2014 to 2026
Name of the Advocate / Searcher	:-Adv. James M Kamble
Search Report Date	:-28/08/2026
Note	:-NIL

5.21 Whether EC is obtained? – NA

EC Details	:- Nil
No. of Years EC Obtained	:-Nil
Any Encumbrance to Specify	:- Nil
EC Applied by	:- Nil

PART VI: CERTIFICATE:

In view of the foregoing, I/We certify that the title deeds intended to be deposited, relating to the property and offered as security by way of equitable mortgage and the documents of title referred to above are perfect evidence of the title and that if the said equitable mortgage is created in the manner required by law, it would satisfy the requirements of creation of equitable mortgage.

I/We further certify that, **Mr. Yogesh Murlidhar Kedar and Mrs. Priyanka Yogesh Keda** will have a valid, clear, marketable and unencumbered title in respect of the property stated above **subject to execution and registration of Agreement for Sale.**

Further, **Mr. Yogesh Murlidhar Kedar and Mrs. Priyanka Yogesh Kedar** will have the title of the said property. The following original documents to be collected by ICICI HFC for creation of equitable mortgage of the said property: -

Following documents needs to be submitted prior to disbursal of loan/at the time of disbursement of the loan: -

- 1. Original Registered Agreement for Sale executed by Varad Associates a Partnership Firm through its Partners Mr. Vishal Ashok Mate and others in favor of Mr. Prashant Anna Tayade and Mrs. Pramila Prashant Tayade along with registration receipt and Index II.
- 2. Original NOC for Mortgage issued by Varad Associates a Partnership Firm in favor of ICICI Home Finance Company Ltd.
- 3. Original/Digital Signed 7/12 extract.

Following documents are required post disbursal: (if any): -

- 1. Index Notice of intimation by Mr. Prashant Anna Tayade and Mrs. Pramila Prashant Tayade in favor of ICICI Home Finance Company Ltd.

REMARKS (if any): - NIL

Note: At-most care and proper diligence has been done while taking search into the records of the sub registrar office and day books maintained by the said offices. However, there may be possibility that any of the entry in respect of the said property may not be reflected. For such entry Advocate shall not be held responsible/ liable for the any negligence. This search report is issued only for ICICI Home Finance ltd and same shall not be produced before any court of law or shared to any other person or entity with-out prior consent of the advocate.

Yours Faithfully,
KAMBLE
JAMES
MADHUKAR
Advocate
James M Kamble

Digitally signed by
KAMBLE JAMES
MADHUKAR
Date: 2026.08.28
16:00:25 +05'30'

SEARCH REPORT

I/We taken the search with the sub registrar offices through online Web portal vide receipt no - MH009186145202627E dated 20/07/2025 to verify that the original title deed(s) related to the property/ies and encumbrances if any as detailed hereunder are in conformity with the records of the Sub-Registrar Office (SRO):

Year	Particulars of Transfer / Transactions	Description of the Property with its area	Name of Seller / Lesser	Name of Purchaser / Lessee	Regn. No. and Date	Remark (if any)
2013	Nil	Nil	Nil	Nil	Nil	Nil
2014	Nil	Nil	Nil	Nil	Nil	Nil

Year	Particulars of Transfer / Transactions	Description of the Property with its area	Name of Seller / Lesser	Name of Purchaser / Lessee	Regn. No. and Date	Remark (if any)
2015	Nil	Nil	Nil	Nil	Nil	Nil
2016	Nil	Nil	Nil	Nil	Nil	Nil
2017	Nil	Nil	Nil	Nil	Nil	Nil
2018	Nil	Nil	Nil	Nil	Nil	Nil
2019	Nil	Nil	Nil	Nil	Nil	Nil
2020	Nil	Nil	Nil	Nil	Nil	Nil
2021	Sale Deed	Land area admeasuring 772.00 Sq. Meters out of Survey No. 209/B	Mr. Ajit Kachardas Sanklecha and others	Nashik Municipal Corporation	NSN-7-6645/2021 dated 09/08/2021	Nil
2021	Release Deed	Survey No. 209/B along with other Surveys	Mrs. Pallavi Hardik Sancheti	Smt. Ranjana Ishwarlal Jain	NSN-7-11112/2021 dated 30/12/2021	Nil
2022	Nil	Nil	Nil	Nil	Nil	Nil
2023	Nil	Nil	Nil	Nil	Nil	Nil
2024	Mortgage Deed	Plot No. 4 area admeasuring 455.57 Sq. Meters along with the other Plots bearing Survey No. 209/B	Mr. Nilesh Ishwarlal Jain	Anand Nagari Co. Op. Ltd. Nashik Road	NSN-2-4514/2024 dated 23/04/2024	Nil
2024	Re-Conveyance Deed	Plot No. 4 area admeasuring 455.57 Sq. Meters along with the other Plots bearing Survey No. 209/B	Anand Nagari Co. Op. Ltd. Nashik Road	Mr. Nilesh Ishwarlal Jain	NSN-2-7636/2024 dated 11/07/2024	Nil
2024	Sale Deed	Plot No. 4 area admeasuring 455.57 Sq. Meters and Plot No. 05 area admeasuring 467.73 Sq. Meters bearing Survey No. 209/B	Mr. Nilesh Ishwarlal Jain	M/s Varad Associates Partnership Firm	NSN-6-6934/2024 dated 18/07/2024	Nil

Year	Particulars of Transfer / Transaction s	Description of the Property with its area	Name of Seller / Lesser	Name of Purchaser / Lessee	Regn. No. and Date	Remar k (if any)
2025	Nil	Nil	Nil	Nil	Nil	Nil
2026	Nil	Nil	Nil	Nil	Nil	Nil

Yours Faithfully,

KAMBLE
JAMES
MADHUKAR

Advocate

James M Kamble

Digitally signed by
KAMBLE JAMES
MADHUKAR
Date: 2026.08.28
16:00:11 +05'30'