

Adv. Sumit G. Zinjure

M.com. LL.M.

Shop No.6, 2nd floor,
Indraprastha complex,
Main Road, Gunjgolai, Latur
Mob. No. 9028888266



अॅड. सुमित जी. झिंजुरे

एम.कॉम., एलएल.एम.

दु.नं.६, दुसरा मजला, इंद्रप्रस्थ कॉम्प्लेक्स,
मेन रोड, गंजगोलाई, लातूर
ईमेल:advsg.zinjure@gmail.com
मो.नं. ९०२८८८८२६६

Date.26.08.2026

Legal Scrutiny Report

To,

Credit Manager,

ICICI HOME FINANCE CO. LTD.

Br. Latur.

APP. ID NO : 77000339102

Type of Case: - Home Loan

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of **Santosh Sangameshwar Patil**

PART I: PROPERTY DETAILS:

1: NAME OF THE APPLICANT/ BORROWERS: Santosh Sangameshwar Patil

2: NAME OF THE CO-APPLICANT/SBORROWER/S/GUARANTOR: Sharanappa Ashok Upase

3: TYPE OF LOAN: Home Loan

4: PURPOSE OF LOAN: Home Loan

5: NAME OF THE PROPERTY OWNER/s: Dattkishor Ganpatrao Jadhav

6: DESCRIPTION OF THE PROPERTY: (with Boundaries) :

All that right, title and interest of property immovable property, Land and Building known as AJINKYA VILLA – 14, out of Schedule-D, bearing **Bungalow No. 14**, Adm. Plot Area of East West 43.6 Ft. and South-North 28 Ft., Total Adm. area of 1218 Sq. Ft. (113.98 Sq. Mtr.) and constructed Super Built-up Area 111.98 Sq. Mtr., Which was Constructed on Plot No. B-6 to B-13 and C-06 to C-13, D-6 to D-13 and A-6 to A-11, Out of Survey No. 258/2 and 259, Municipal

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Corporation No. (New) D1-787 and (Old) 1/7/2/4?/1, Within the jurisdiction of Latur City Municipal Corporation Latur, Tq. Dist. Latur.

Four Boundaries of Plot No. B-6 to B-13 and C-13, D-6 to D-13 and A-6 to A-11 :

- EAST :** Sanctioned Open Space
- WEST :** Remaining Property belongs to Ravindra Rajaram Belambe, Ramchandra Rajaram Belambe and Ashok Rajaram Belambe
- SOUTH :** Property belongs to Anil Belambe
- NORTH :** Part of Sanctioned open Space, 20 Ft, Wide internal Road and then Property belongs to Balasaheb Belambe

Four Boundaries of Bangalow No. 14 :

- EAST :** Property belongs to Dr. Aagroya
- WEST :** 20 Ft. Wide Road
- SOUTH :** Bangalow No. 15
- NORTH :** Bangalow No. 13

7: Nature/ Status of the Property: Bangalow.

8: Type of Property: Freehold.

PART II: LIST OF DOCUMENTS SUBMITTED BEFORE ME/US FOR SCRUTINY AND LEGAL

OPINION:

1. Notarized Agreement.
2. Copy of 7/12 of Survey No. 258/2.
3. Copy of Tax Receipt of Municipal Corporation, Latur. Dated 24.06.2026.
4. Copy of 8/A of Municipal Corporation, Latur. Dated 24.06.2026.
5. Copy of Mutation Certificate Vide its M.E. No. 5780.
6. Copy of Mutation Certificate Vide its M.E. No. 3975.
7. Copy of Occupancy Certificate Vide its No. M.C./T.P./4/2006-2007 Dated 04.05.2007 issued by Municipal Council, Latur.
8. Letter of Municipal Council, Latur vide its Outward No. LANAPA/NARA-8/18/2005-2006 Dated 20.04.2005.
9. Copy of N.A. Permission Vide its No. 2003/JMB/LATUR/CR-476 Dated 08.09.2003 issued by SDO, Latur.
10. Copy of **Development Agreement** bearing Day Book No. 740/2004 Dated 05.03.2004 Executed by **1) Ravindra Rajaram Belambe 2) Ashok Rajaram Belambe 3) Ramchandra Rajaram Belambe** in favor of **M/s Ajinkya Builders Latur Through its Partners 1) Vikram Madhukarrao Soudagar 2) Ajaysingh Bhagwansingh Rajput 3) Pravin Moramkut Brijwasi**

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in respect of Plot No. B-6 to B-13 and Plot No. C-6 to C-13, Total Adm. 5618.36 Sq. Mtr. (60,454 Sq. Ft.) Owned by 1) Ravindra Rajaram Belambe, Plot No. D-6 to D-13, Total Adm. 3044.55 Sq. Mtr. (32,759 Sq. Ft.) Owned by 2) Ashok Rajaram Belambe and Plot No. A-6 to A-11, Total Adm. 2182.93 Sq.Mtr. (23.488 Sq. Ft.) Total Adm. area of Owner 1 to 3 is 10,845.84 Sq. Mtr. (1,16,701 Sq. Ft.) Out of Survey No. 258/2 and 259, Within the jurisdiction of Latur City Municipal Corporation Latur, Tq. Dist. Latur. **AND** 1) Pushpa Ramchandra Belambe 2) Ajay Ramchandra Belambe 3) Vinita Ajay Belambe 4) Abhay Ramchandra Belambe 5) Deepanjali Abhay Belambe 6) Vidya Ashok Belambe 7) Ashish Ashok Belambe 8) Renu Ashish Belambe 9) Abhijit Ashok Belambe 10) Anup Ashok Belambe 11) Aparna Girish Benare through its POA Holder Ashok Rajaram Belambe 12) Anjali Ravindra Belambe 13) Ameya Ravindra Belambe 14) Ankita Ravindra Belambe 15) Ashutosh Ravindra Belambe Gives their Consent to this Deed.

11. Copy of **Power of Attorney** bearing Day Book No. 741/2004 Dated 05.03.2004 Executed by **1) Ravindra Rajaram Belambe 2) Ashok Rajaram Belambe 3) Ramchandra Rajaram Belambe** in favor of **M/s Ajinkya Builders Latur Through its Partners 1) Vikram Madhukarrao Soudagar 2) Ajaysingh Bhagwansingh Rajput 3) Pravin Moramkut Brijwasi** in respect of Plot No. B-6 to B-13 and Plot No. C-6 to C-13, Total Adm. 5618.36 Sq. Mtr. (60,454 Sq. Ft.) Owned by 1) Ravindra Rajaram Belambe, Plot No. D-6 to D-13, Total Adm. 3044.55 Sq. Mtr. (32,759 Sq. Ft.) Owned by 2) Ashok Rajaram Belambe and Plot No. A-6 to A-11, Total Adm. 2182.93 Sq.Mtr. (23.488 Sq. Ft.) Total Adm. area of Owner 1 to 3 is 10,845.84 Sq. Mtr. (1,16,701 Sq. Ft.) Out of Survey No. 258/2 and 259, Within the jurisdiction of Latur City Municipal Corporation Latur, Tq. Dist. Latur.
12. Copy of **Deed of Declaration** bearing Day Book No. 2443/2004 Dated 11.08.2004 Executed by **M/s Ajinkya Builders Latur Through its Partners 1) Vikram Madhukarrao Soudagar 2) Ajaysingh Bhagwansingh Rajput 3) Pravin Moramkut Brijwasi** in favor of **Declaration of Ajinkya City**, Commercial Units in the building Ajinkya Plaza 1 to 14 and 1 to 32 Flats, Family Units in the building Ajinkya Classic 1 to 32, Family Units in the building Ajinkya Enclave 1 to 16 and Bungalow in the building Ajinkya Villa 1 to 12 Units, Out of Survey No. 258/2 and 259, Within the jurisdiction of Latur City Municipal Corporation Latur, Tq. Dist. Latur.
13. Copy of **Agreement to Sale without possession** bearing Day Book No. 3040/2005 Dated 14.09.2005 Executed by **M/s Ajinkya Builders Latur Through its Partners 1) Vikram Madhukarrao Soudagar 2) Ajaysingh Bhagwansingh Rajput 3) Pravin Moramkut Brijwasi** in favor of **Dattakishor Ganpatrao Jadhav** in respect of Land and Building known as **AJINKYA VILLA – 14**, out of Schedule-D bearing **Bungalow No. 14**, Adm. Plot Area of East West 43.6 Ft. and South-North 28 Ft., Total Adm. an area of 1218 Sq. Ft. (113.98 Sq. Mtr.) and constructed Super Built-up Area 111.98 Sq. Mtr., Which was Constructed on Plot No. B-6 to B-13 and C-6 to C-13, D-6 to D-13 and A-6 to A-11, Out of Survey No. 258/2 and 259, Municipal Corporation No. (New) D1-787 and (Old) 1/7/2/4?/1, Within the jurisdiction of Latur City Municipal Corporation Latur, Tq. Dist. Latur.

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14. Copy of **Conveyance Deed of Bungalow** bearing Day Book No. 2259/2007 Dated 02.07.2007 Executed by **M/s Ajinkya Builders Latur Through its Partners 1) Vikram Madhukarrao Soudagar 2) Ajaysingh Bhagwansingh Rajput 3) Pravin Moramkut Brijwasi** in favor of Dattakishor Ganpatrao Jadhav in respect of Land and Building known as **AJINKYA VILLA – 14**, out of Schedule-D bearing **Bungalow No. 14**, Adm. Plot Area of East West 43.6 Ft. and South-North 28 Ft., Total Adm. an area of 1218 Sq. Ft. (113.98 Sq. Mtr.) and constructed Super Built-up Area 111.98 Sq. Mtr., Which was Constructed on Plot No. B-6 to B-13 and C-6 to C-13, D-6 to D-13 and A-6 to A-11, Out of Survey No. 258/2 and 259, Municipal Corporation No. (New) D1-787 and (Old) 1/7/2/4?/1, Within the jurisdiction of Latur City Municipal Corporation Latur, Tq. Dist. Latur.

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

1. That, I have verified and scrutinized and gone through the revenue and sub registrar record in respect of , Land and Building known as **AJINKYA VILLA – 14**, out of Schedule-D, bearing **Bungalow No. 14**, Adm. Plot Area of East West 43.6 Ft. and South-North 28 Ft., Total Adm. area of 1218 Sq. Ft. (113.98 Sq. Mtr.) and constructed Super Built-up Area 111.98 Sq. Mtr., Which was Constructed on Plot No. B-6 to B-13 and C-06 to C-13, D-6 to D-13 and A-6 to A-11, Out of Survey No. 258/2 and 259, Municipal Corporation No. (New) D1-787 and (Old) 1/7/2/4?/1, Within the jurisdiction of Latur City Municipal Corporation Latur, Tq. Dist. Latur.
2. Initially, 1) Ashok Rajaram Belambe 2) Ramchandra Rajaram Belambe 3) Ravindra Rajaram Belambe 4) Venutai Rajaram Belambe Applied and Received **N.A. Permission** on 08.09.2003 Vide its No. 2003/JMB/LATUR/CR-476 issued by SDO, Latur.
3. **Afterthat, 1) Ravindra Rajaram Belambe 2) Ashok Rajaram Belambe 3) Ramchandra Rajaram Belambe** Executed Registered Development Agreement bearing Day Book No. 740/2004 Dated 05.03.2004 in favor of **M/S Ajinkya Builders Latur Through its Partners 1) Vikram Madhukarrao Soudagar 2) Ajaysingh Bhagwansingh Rajput 3) Pravin Moramkut Brijwasi** for their respective shares in respect of Plot No. B-6 to B-13 and Plot No. C-6 to C-13, Total Adm. 5618.36 Sq. Mtr. (60,454 Sq. Ft.) Owned by 1) Ravindra Rajaram Belambe, Plot No. D-6 to D-13, Total Adm. 3044.55 Sq. Mtr. (32,759 Sq. Ft.) Owned by 2) Ashok Rajaram Belambe and Plot No. A-6 to A-11, Total Adm. 2182.93 Sq.Mtr. (23.488 Sq. Ft.) Total Adm. area of Owner 1 to 3 is 10,845.84 Sq. Mtr. (1,16,701 Sq. Ft.) Out of Survey No. 258/2 and 259, Within the jurisdiction of Latur City Municipal Corporation Latur, Tq. Dist. Latur. 1) Pushpa Ramchandra Belambe 2) Ajay Ramchandra Belambe 3) Vinita Ajay Belambe 4) Abhay Ramchandra Belambe 5) Deepanjali Abhay Belambe 6) Vidya Ashok Belambe 7) Ashish Ashok Belambe 8) Renu Ashish Belambe 9) Abhijit Ashok Belambe 10) Anup Ashok Belambe 11) Aparna Girish Benare through its POA Holder Ashok Rajaram Belambe 12) Anjali Ravindra Belambe 13) Ameya Ravindra Belambe 14) Ankita Ravindra Belambe 15) Ashutosh Ravindra Belambe Gives their Consent to this Deed.

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The Consenting Party have put their Consent for the above transaction without any remuneration as they have received their undivided share, interest and consideration through the Owners.

4. Subsequently, **1) Ravindra Rajaram Belambe 2) Ashok Rajaram Belambe 3) Ramchandra Rajaram Belambe** Executed Registered Power of Attorney bearing Day Book No. 741/2004 Dated 05.03.2004 in favor of **M/S Ajinkya Builders Latur Through its Partners 1) Vikram Madhukarrao Soudagar 2) Ajaysingh Bhagwansingh Rajput 3) Pravin Moramkut Brijwasi** for their respective shares in respect of Plot No. B-6 to B-13 and Plot No. C-6 to C-13, Total Adm. 5618.36 Sq. Mtr. (60,454 Sq. Ft.) Owned by 1) Ravindra Rajaram Belambe, Plot No. D-6 to D-13, Total Adm. 3044.55 Sq. Mtr. (32,759 Sq. Ft.) Owned by 2) Ashok Rajaram Belambe and Plot No. A-6 to A-11, Total Adm. 2182.93 Sq.Mtr. (23.488 Sq. Ft.) Total Adm. area of Owner 1 to 3 is 10,845.84 Sq. Mtr. (1,16,701 Sq. Ft.) Out of Survey No. 258/2 and 259, Within the jurisdiction of Latur City Municipal Corporation Latur, Tq. Dist. Latur. Subsequently, **M/S Ajinkya Builders Latur Through its Partners** obtained Construction Permission from Municipal Corporation, Latur. Vide its No. MC/TP/8/84/2004-2005 Dated 05.06.2004.
5. Afterthat, **Ajinkya Builders Latur Through its Partners 1) Vikram Madhukarrao Soudagar 2) Ajaysingh Bhagwansingh Rajput 3) Pravin Moramkut Brijwasi** Executed Registered Deed of Declaration bearing Day Book No. 2443/2004 Dated 11.08.2004 in favor of **Declaration of Ajinkya City**, Commercial Units in the building Ajinkya Plaza 1 to 14 and 1 to 32 Flats, Family Units in the building Ajinkya Classic 1 to 32, Family Units in the building Ajinkya Enclave 1 to 16 and Bungalow in the building Ajinkya Villa 1 to 12 Units, Out of Survey No. 258/2 and 259, Within the jurisdiction of Latur City Municipal Corporation Latur, Tq. Dist. Latur.
6. Subsequently, **Ajinkya Builders** Submitted Application to Municipal Council, Latur for revised Construction Plan on 30.03.2005. As far as Application is concern Municipal Council, Latur Approved Revised Plan which is Instead of Building 'B'- 10 Bungalows and 1 Individual Bungalow No. 'B' AND instead of Parking – Shops has been revised by Municipal Council, Latur by Outward No. LANAPA/NARA-8/18/2005-2006 Dated 20.04.2005.
7. Then after, **Ajinkya Builders Latur Through its Partners 1) Vikram Madhukarrao Soudagar 2) Ajaysingh Bhagwansingh Rajput 3) Pravin Moramkut Brijwasi** Executed Registered Agreement to Sale without possession bearing Day Book No. 3040/2005 Dated 14.09.2005 in favor of **Dattakishor Ganpatrao Jadhav** in respect of Land and Building known as AJINKYA VILLA – 14, out of Schedule-D, bearing **Bungalow No. 14**, Adm. Plot Area of East West 43.6 Ft. and South-North 28 Ft., Total Adm. an area of 1218 Sq. Ft. (113.98 Sq. Mtr.) and constructed Super Built-up Area 111.98 Sq. Mtr., Which was Constructed on Plot No. B-6 to B-13 and C-6 to C-13, D-6 to D-13 and A-6 to A-11, Out of Survey No. 258/2 and 259, Municipal Corporation No. (New) D1-787 and (Old) 1/7/2/4?/1, Within the jurisdiction of Latur City Municipal Corporation Latur, Tq. Dist. Latur.

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8. Accordingly, the revised plan incorporating the above said changes which is mentioned in Para No. 06 of Said Report hereby sanctioned. And according to said Application Municipal Corporation, Latur issued Occupancy Certificate in favor of Ajinkya Builders, Latur Vide its No. M.C./T.P./4/2006-2007 Dated 04.05.2007 for Bungalow No. 04 to 20 and Bungalow No. 'B'.
9. Thereafter, **Ajinkya Builders Latur Through its Partners 1) Vikram Madhukarrao Soudagar 2) Ajaysingh Bhagwansingh Rajput 3) Pravin Moramkut Brijwasi** Executed Registered Conveyance Deed of Bungalow bearing Day Book No. 2259/2007 Dated 02.07.2007 in favor of **Dattakishor Ganpatrao Jadhav** in respect of Land and Building known as AJINKYA VILLA – 14, out of Schedule-D bearing **Bungalow No. 14**, Adm. Plot Area of East West 43.6 Ft. and South-North 28 Ft., Total Adm. an area of 1218 Sq. Ft. (113.98 Sq. Mtr.) and constructed Super Built-up Area 111.98 Sq. Mtr., Which was Constructed on Plot No. B-6 to B-13 and C-6 to C-13, D-6 to D-13 and A-6 to A-11, Out of Survey No. 258/2 and 259, Municipal Corporation No. (New) D1-787 and (Old) 1/7/2/4/1, Within the jurisdiction of Latur City Municipal Corporation Latur, Tq. Dist. Latur.
10. On the basis of Conveyance of Bungalow bearing Day Book No. 2259/2007 Dated 02.07.2007 **Dattakishor Ganpatrao Jadhav** Mutated his Name on Revenue Record Vide its M.E. No. 5780.
11. And from the Date of Conveyance Deed of Bungalow **Dattakishor Ganpatrao Jadhav** Lawful Owner and Possessor of the Said Bungalow.
12. And Lastly **Dattakishor Ganpatrao Jadhav** Executed Notarized Agreement to Sale in favour of **Santosh Sangameshwar Patil**. If **Dattakishor Ganpatrao Jadhav** Executed Registered Sale Deed in favour of **Santosh Sangameshwar Patil** then only he will become legal owner of said Property.
13. On perusal of revenue, G. P. and sub registrar record it appears that **Dattakishor Ganpatrao Jadhav** has valid, clear and marketable title over said property.

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 – **N.A. Permission Vide its No. 2003/JMB/LATUR/CR-476 Dated 08.09.2003 issued by SDO, Latur.**
- 5.5 Whether up to date tax/land revenue has been paid in respect of the property? **Not known**

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5.6 Whether all original documents for last 13 years have been scrutinized, if not give reasons?
No, not produced.

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? years (remaining period)-**Said property is not lease property.**

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 land owner in favour of the loan applicant? **No.**

5.16 Whether the said POA holder has/had authority to sell the property under POA? **No/Yes.**

5.17 Whether POA as recorded in 5.15 is registered? **Not Applicable**

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 – **Not Applicable**

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 – **Not Applicable.**

5.20 Whether Search Report is obtained and submitted? **Yes**

Search Report Details:

Search Conducted Years: 2013 to 2025.

Name of the Advocate/Searcher: **Adv. Sumit Gunvant Zinjure**

Search Report Date:- **26.08.2026** Vide receipts No. **MH009049616202627P**

Note: Not Applicable.

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5.21 Whether EC is obtained? No.

EC Details: - Not Applicable.

No. of Years EC Obtained: Not Applicable.

Any Encumbrance to Specify: Mentioned above.

EC Applied by: Nil.

PART VI: CERTIFICATE:

It appears from the records and after perusal of the documents submitted before me, I/We come to the opinion is 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 by law, it would satisfy the requirements of creation of registered/equitable mortgage.

I/We further certify that, on perusal of revenue and sub registrar records it appears that **Dattakishor Ganpatrao Jadhav** has a valid, clear and marketable and free from encumbrance. The mortgage if created will create enforceable security interests in favor of ICICI HFC for the liability of the intending Borrower/Co borrower.

The following original documents to be collected by ICICI HFC for creation of registered/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. Notarized Agreement. **(Original)**
2. Latest 7/12 of Survey No. 258/2. **(Digital/Certified)**
3. Latest Tax Receipt of Municipal Corporation, Latur. **(Digital/Certified)**
4. Latest 8/A of Municipal Corporation, Latur. **(Digital/Certified)**
5. Mutation Certificate Vide its M.E. No. 5780. **(Photocopy)**
6. Occupancy Certificate Vide its No. M.C./T.P./4/2006-2007 Dated 04.05.2007 issued by Municipal Council, Latur. **(Photocopy)**
7. Letter of Municipal Council, Latur vide its Outward No. LANAPA/NARA-8/18/2005-2006 Dated 20.04.2005. **(Photocopy)**
8. N.A. Permission Vide its No. 2003/JMB/LATUR/CR-476 Dated 08.09.2003 issued by SDO, Latur. **(Photocopy)**
9. Construction Permission Vide its No. MC/TP/8/84/2004-2005 Dated 05.06.2004 issued Municipal Corporation, Latur. **(Photocopy)**
10. Development Agreement bearing Day Book No. 740/2004 Dated 05.03.2004. **(Photocopy)**
11. Power of Attorney bearing Day Book No. 741/2004 Dated 05.03.2004. **(Photocopy)**
12. Deed of Declaration bearing Day Book No. 2443/2004 Dated 11.08.2004. **(Photocopy)**

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13. Agreement to Sale without possession bearing Day Book No. 3040/2005 Dated 14.09.2005. **(Original)**
14. Conveyance Deed of Bungalow bearing Day Book No. 2259/2007 Dated 02.07.2007. **(Original)**

Following documents are required at the time of disbursal: (if any): -

1. Notarized Agreement. **(Original)**
2. Latest 7/12 of Survey No. 258/2. **(Digital/Certified)**
3. Latest Tax Receipt of Municipal Corporation, Latur. **(Digital/Certified)**
4. Latest 8/A of Municipal Corporation, Latur. **(Digital/Certified)**
5. Mutation Certificate Vide its M.E. No. 5780. **(Photocopy)**
6. Occupancy Certificate Vide its No. M.C./T.P./4/2006-2007 Dated 04.05.2007 issued by Municipal Council, Latur. **(Photocopy)**
7. Letter of Municipal Council, Latur vide its Outward No. LANAPA/NARA-8/18/2005-2006 Dated 20.04.2005. **(Photocopy)**
8. N.A. Permission Vide its No. 2003/JMB/LATUR/CR-476 Dated 08.09.2003 issued by SDO, Latur. **(Photocopy)**
9. Construction Permission Vide its No. MC/TP/8/84/2004-2005 Dated 05.06.2004 issued Municipal Corporation, Latur. **(Photocopy)**
10. Development Agreement bearing Day Book No. 740/2004 Dated 05.03.2004. **(Photocopy)**
11. Power of Attorney bearing Day Book No. 741/2004 Dated 05.03.2004. **(Photocopy)**
12. Deed of Declaration bearing Day Book No. 2443/2004 Dated 11.08.2004. **(Photocopy)**
13. Agreement to Sale without possession bearing Day Book No. 3040/2005 Dated 14.09.2005. **(Original)**
14. Conveyance Deed of Bungalow bearing Day Book No. 2259/2007 Dated 02.07.2007. **(Original)**
15. Proposed Deed of Sale Executed by Dattakishor Ganpatrao Jadhav in favour of Santosh Sangameshwar Patil. **(Original)**

Remarks -If Any -

Yours Faithfully,

Place-Latur

Date - 26.08.2026

Adv. Sumit Gunvant Zinjure

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CHALLAN
MTR Form Number-6



GRN MH009049616202627P		BARCODE		Date 26/08/2026-14:37:38		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee Type of Payment Other Items				TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name		Sumit Gunvant Zinjure	
Location PUNE							
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)		
Total			325.00		Amount In		Three Hundred Twenty Five Rupees Only
					Words		
Payment Details SBIEPAY PAYMENT GATEWAY				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	10000502026082602872	6127812304135
Cheque/DD No.				Bank Date	RBI Date	26/08/2026-14:38:06	Not Verified with RBI
Name of Bank				Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID : 656021085

Mobile No. : XXXXXX9225

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.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1		0005072163202627	26/08/2026-14:45:00	IGR002	325.00
Total Defacement Amount					325.00



CHALLAN
MTR Form Number-6



GRN MH009049616202627P	BARCODE	Date 26/08/2026-14:37:38	Form ID
Department Inspector General Of Registration		Payer Details	
Type of Payment Search Fee Other Items		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN		Full Name	Sumit Gunvant Zinjure
Location PUNE			
Year 2026-2027 One Time		Flat/Block No.	
Account Head Details		Premises/Building	
Amount In Rs.			
0030072201 SEARCH FEE		325.00	Road/Street
			Area/Locality
			Town/City/District
			PIN
		Remarks (If Any)	
		Amount In	Three Hundred Twenty Five Rupees Only
Total		325.00	Words
Payment Details SBIEPAY PAYMENT GATEWAY		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 10000502026082602872 6127812304135
Cheque/DD No.		Bank Date	RBI Date 26/08/2026-14:38:06 Not Verified with RBI
Name of Bank		Bank-Branch	SBIEPAY PAYMENT GATEWAY
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID : 656021085

Mobile No. : XXXXXX9225

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