



CHALLAN  
MTR Form Number-6



|                                              |                    |         |  |               |                                                             |                     |                                       |         |                       |   |   |   |   |
|----------------------------------------------|--------------------|---------|--|---------------|-------------------------------------------------------------|---------------------|---------------------------------------|---------|-----------------------|---|---|---|---|
| GRN                                          | MH000986648202627E | BARCODE |  |               | Date                                                        | 17/04/2026-15:08:54 |                                       | 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 CDD_CHANDWAD SUB REGISTRAR       |                    |         |  |               | Full Name                                                   |                     | ADV NIKHIL N PAWAR                    |         |                       |   |   |   |   |
| 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                                               |                     | NASHIK                                |         |                       |   |   |   |   |
|                                              |                    |         |  |               | Town/City/District                                          |                     |                                       |         |                       |   |   |   |   |
|                                              |                    |         |  |               | PIN                                                         |                     |                                       | 4       | 2                     | 2 | 0 | 0 | 1 |
|                                              |                    |         |  |               | Remarks (If Any)                                            |                     |                                       |         |                       |   |   |   |   |
|                                              |                    |         |  |               | Bungalow No. 12 SAI GOKUL DHAM Plot No. 10 to 19 Survey No. |                     |                                       |         |                       |   |   |   |   |
|                                              |                    |         |  |               | 2/1/10/to/19 Chandwad                                       |                     |                                       |         |                       |   |   |   |   |
|                                              |                    |         |  |               |                                                             |                     |                                       |         |                       |   |   |   |   |
|                                              |                    |         |  |               |                                                             |                     |                                       |         |                       |   |   |   |   |
|                                              |                    |         |  |               |                                                             |                     |                                       |         |                       |   |   |   |   |
|                                              |                    |         |  |               | 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.            | 69103332026041715722                  |         | 2984073940            |   |   |   |   |
| Cheque/DD No.                                |                    |         |  |               | Bank Date                                                   | RBI Date            | 17/04/2026-15:09:31                   |         | 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. : XXXXXX8880

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.



**LEGAL SCRUTINY REPORT**

**LAN No: 77000259335**

**Date: 17.04.2026**

To,  
ICICI Home Finance Company Ltd.  
Nashik.

Dear Sir/Madam,

**Legal Scrutiny Report in respect of the file of Tukaram Devidas Nikam, Goraksha Tukaram Nikam And Sunita Tukaram Nikam**

**PART I: PROPERTY DETAILS:**

- 1. Name of the Applicant/Borrower/s: Tukaram Devidas Nikam**
- 2. Name of the Co-applicant/s: (if any): Goraksha Tukaram Nikam And Sunita Tukaram Nikam**
- 3. Type of Loan: HOME LOAN/ BUILDER PURCHASE**
- 4. Purpose of Loan: HOME LOAN/ BUILDER PURCHASE**
- 5. Name of the Property Owner/s: Mr. Shital Javerilal Dungarwal**
- 6. Description of the Property (with Boundaries):** All that piece and parcel of the property bearing **Row House/ Bungalow No. 12** having plotted area admeasuring **641.08 Sq. Ft. i.e., 59.58 Sq. Meters** and built up area admeasuring **686.91 Sq. Ft i.e., 63.84 Sq. Meters** in the Row House Scheme known as **"SAI GOKUL DHAM"** constructed on **Plot No. 10 to 19** having area admeasuring **2681.17 Sq. Meters** out of **Survey No. 2/1/10/to/19** situated at **Mauje Chandwad** within the limits of Chandwad Municipal Council Nashik Tal **Chandwad** & Dist- **Nashik** bounded as follows:-

**Plot No. 10 to 19**

**East** : 9 Meter Road, Plot No. 54 to 58  
**West** : Plot No. 09 and Amenity Plot  
**South** : 9 Meter Road, Plot No. 20, 21  
**North** : 12 Meter Colony Road

**Row House/ Bungalow No. 12**

**East** : 9 Meter Colony Road  
**West** : Row House No. 21  
**South** : Row House No. 13  
**North** : Row House No. 11

- 7. Nature / Status of the Property: Freehold**



## 8. Type of Property: Residential

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

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |           |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 1. | Draft of Sale Deed executed by Mr. Shital Javerilal Dungarwal in favour of Tukaram Devidas Nikam, Goraksha Tukaram Nikam And Sunita Tukaram Nikam in respect of Row House/ Bungalow No. 12 in the Row House Scheme known as "SAI GOKUL DHAM" constructed on Plot No. 10 to 19 having area admeasuring 2681.17 Sq. Meters out of Survey No. 2/1/10/to/19 situated at Mauje Chandwad                                                                                                                          | Photocopy |
| 2. | RERA Certificate No. P51600027512 dated 14.12.2020.                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Photocopy |
| 3. | NA Permission No. JAMA/ 1/ NASR/ 43/ 2011 dated 01.03.2013.                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Photocopy |
| 4. | Building Commencement Certificate vide its No. CCCIH/ B/ 2020/ APL/ 00123 dated 17.11.2020.                                                                                                                                                                                                                                                                                                                                                                                                                 | Photocopy |
| 5. | Part Building Completion Certificate vide its No.CH.NA.PA./ BAND/ 495/ 2021 dated 03.11.2021.                                                                                                                                                                                                                                                                                                                                                                                                               | Photocopy |
| 6. | Deed of Declaration executed by Mr. Shital Javerilal Dungarwal in favour of Apartment Holders in respect of the Row House Scheme known as "SAI GOKUL DHAM" constructed on Plot No. 10 to 19 having area admeasuring 2681.17 Sq. Meters out of Survey No. 2/1/10/to/19 situated at Mauje Chandwad which is registered in the office of Sub-Register Chandwad at Sr. No. 2977/2022 dated 24.08.2022.                                                                                                          | Photocopy |
| 7. | Sale Deed executed by Mr. Sachin Pandurang Jadhav and Mr. Chetan Pandurang Jadhav in favour of M/s. Saubhagya Builders and Land Developers, a Partnership Firm through its Partners Mr. Rajendra Tarachand Dungarwal and Mr. Shital Javerilal Dungarwal in respect of eastern side area admeasuring H1 53R out of Survey No. 2/1 and western side area admeasuring 5300.00 Sq. Feet out of Survey No. 2/1 which is registered in the office of Sub-Register Chandwad at Sr. No. 1430/2010 dated 21.05.2010. | Photocopy |

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

- 1) Prior to 2009, **Survey No. 2/1** was owned & possessed by Mrs. Sonali Pramod Jadhav.
- 2) It appears from the record that Mrs. Sonali Pramod Jadhav executed Sale Deed in favour of Mr. Shital Javerilal Dungarwal and Anil Shantilal Modi in respect of area admeasuring H00 79R out of Survey No. 2/1 which is registered in the office of Sub-Register Chandwad at Sr. No. 1922/2009 dated 01.09.2009. Hence Purchaser name was recorded in record of rights. Hence **M. E. No. 7608** was made & certified.
- 3) It appears from the record that Sonali Pramod Jadhav filed Regular Civil Suit No. 124/2008 before the Hon'ble Civil and Criminal Court Chandwad against Mr. Sachin Pandurang Jadhav. Mr. Chetan Pandurang Jadhav and Mr. Pandurang Ankush Jadhav in respect of area admeasuring H02 37R out of Survey No. 2/1. Hence Notice of Lis-pendence was registered in the office of Sub-Register Chandwad at Sr. No. 2027/2009 dated 23.09.2009. Hence the remark of "*Regular Civil Suit No. 124/2008 before the Hon'ble Civil and Criminal Court Chandwad*" was recorded in the other rights column of Survey No. 2/1. Hence **M. E. No. 7638** was made & certified.
- 4) It appears from the record that co-owner of Survey No. 2/1 had availed loan facility from Venkatesh Nagari Sahakari Pat., Chandwad. However, the loan was repaid in full



with interest. Hence the charge of said Venkatesh Nagari Sahakari Pat., Chandwad was removed from other rights column. Hence **M. E. No. 8000** was made & certified.

- 5) It appears from record that Mr. Sachin Pandurang Jadhav and Mr. Chetan Pandurang Jadhav executed Sale Deed in favour of M/s. Saubhagya Builders and Land Developers, a Partnership Firm through its Partners Mr. Rajendra Tarachand Dungarwal and Mr. Shital Javerilal Dungarwal in respect of eastern side area admeasuring H1 53R out of Survey No. 2/1 and western side area admeasuring 5300.00 Sq. Feet out of Survey No. 2/1 which is registered in the office of Sub-Register Chandwad at Sr. No. 1430/2010 dated 21.05.2010. Hence Purchaser name was recorded in record of rights. Hence **M. E. No. 8035** was made & certified.
- 6) It appears from record that the remark of "*Regular Civil Suit No. 124/2008 before the Hon'ble Civil and Criminal Court Chandwad*" was deleted from the other rights column of Survey No. 2/1 vide Order of Tahasildar Chandwad vide Letter No. K / JAMA / KAVI/ 12421/ 2010 Chandwad dated 02.09.2010. The said suit was compromised between the parties. Hence **M. E. No. 8289** was made & certified.

***The said suit is disposed off as on 25.02.2010***

- 7) It appears from record that Sachin Pandurang Jadhav filed Special Civil Suit No.19/2010 against Sonali Pramod Jadhav and others before Hon'ble Civil and Criminal Court Niphad. The said suit was compromised between the parties. Thereby the remark of the same was deleted from the other rights column of Survey No. 2/1. Hence **M. E. No. 8289** was made & certified.

***The said suit was disposed off as on 02.07.2010***

- 8) It appears from record that Mr. Rajendra Tarachand Dungarwal and others had prepared layout plan in respect of area admeasuring 23700 Sq. Meters out of Survey No. 2/1 and it was sanctioned by Asst. Director Town Planning Nashik vide it's Letter No. B.S.P.K./ REKHA/ MAUJE CHANDWAD/ GAT NO. 2/1/ SSN/ 3662 dated 20.10.2011. Accordingly N.A. permission granted by Sub-Divisional Officer, Malegaon vide it's Letter No. JAMA – 1/ NASR/ 43/ 2011 dated 01.03.2012. Hence plots got separated as per sanction layout. Hence **M. E. No. 10111** was made & certified.
- 9) It appears from record that Mr. Rajendra Tarachand Dungarwal and others partitioned the plots among themselves. Hence Plot No. 1 to 13 and plot No. 18 to 27 out of Survey No. 2/1 came in the share of M/s. Saubhagya Builders and Land Developers, a Partnership Firm through its Partners Mr. Rajendra Tarachand Dungarwal and Mr. Shital Javerilal Dungarwal and Plot No. 14 to 17 out of Survey No. 2/1 came in the share of Mr. Shital Jawharilal Dungarwal. Hence **M. E. No. 10172** was made & certified.
- 10) It appears from record that Mr. Rajendra Tarachand Dungarwal and others made an application to make correction in the plot and the acquired ownership. Accordingly, the same was sanctioned by Tahsildar, Chandwad vide Letter No. JAMA/ 2/ KAVI/ 3287/ 2017 dated 14.12.2017. Accordingly, **Plot No. 10 to 19 came in the share of Mr. Shital Jawharilal Dungarwal**. Hence **M. E. No. 12179** was made & certified.
- 11) It appears from the record that correction made in computerized 7/12 extract as per Government Paripatrak N.Ra.Bhu.A./Pra.Kra/180/L-1 dated 07.05.2016 and also order issued by Tahasildar Chandwad District Nashik dated 10.02.2018. Hence **M. E. No. 12192** was made & certified.
- 12) It appears from record that Mr. Shital Javerilal Dungarwal prepared building plan in respect of Plot No. 10 to 19 which was sanctioned by Chandwad Municipal Council vide its Commencement Letter No. CCCIH/ B/ 2020/ APL/ 00123 dated 17.11.2020. Thereafter Land owner started construction over the said Land.



- 13) It appears from record that “SAI GOKUL DHAM” project was registered under Maharashtra Real Estate Regulatory Authority vide its Certificate No. P51600027512 dated 14.12.2020.
- 14) It appears from record that Mr. Shital Javerilal Dungarwal made an application for amalgamation of Plot No. 10+11+12+13+14+15+16+17+18+19 out of Survey No. 2/1. The amalgamation of the said plots was sanctioned by Tahsildar, Chandwas vide Letter No. NA/ AMAL/ SR/ 43/ 201/ 2022 dated 15.06.2021. Accordingly, Plot No. 10+11+12+13+14+15+16+17+18+19 got amalgamated as **Plot No. 10 to 19 having total area admeasuring 2681.17 Sq. Meters out of Survey No. 2/1.** Hence **M. E. No. 14979** was made & certified.
- 15) Accordingly Chandwad Municipal Council issued Part Building Completion Certificate vide its Letter No. CH.NA.PA./ BAND/ 495/ 2021 dated 03.11.2021.
- 16) It appears from record that Mr. Shital Javerilal Dungarwal executed Deed of Declaration in favour of Apartment Holders in respect of the Row House Scheme known as “SAI GOKUL DHAM” constructed on Plot No. 10 to 19 having area admeasuring 2681.17 Sq. Meters out of Survey No. 2/1/10/to/19 situated at Mauje Chandwad which is registered in the office of Sub-Register Chandwad at Sr. No. 2977/2022 dated 24.08.2022. Hence **M. E. No. 15141** was made & certified.

*As above Mr. Shital Javerilal Dungarwal (Seller /Vendor) has derived the title of the said property Mr. Shital Javerilal Dungarwal (Seller/Vendor) made a Draft of Sale Deed in favour of Tukaram Devidas Nikam, Goraksha Tukaram Nikam And Sunita Tukaram Nikam in respect of Row House/ Bungalow No. 12 in the Row House Scheme known as “SAI GOKUL DHAM” constructed on Plot No. 10 to 19 having area admeasuring 2681.17 Sq. Meters out of Survey No. 2/1/10/to/19 situated at Mauje Chandwad*

#### **PART IV: 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
- 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? N.A years (remaining period)
- 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? NO
- 5.17 Whether POA as recorded in 5.15 is registered? NO
- 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  
Search Report Details: - **MH000986648202627E**  
Search Conducted Years: 13 years  
Name of the Advocate / Searcher: **ADV. NIKHIL N PAWAR**  
Search Report Date: **17.04.2026.**  
Note: The said property is free of encumbrances.
- 5.21 Whether EC is obtained? NO  
EC Details: N.A  
No. of Years EC Obtained: N.A  
Any Encumbrance to Specify: N.A  
EC Applied by: N.A

**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 registered/equitable mortgage and the documents of title referred to above are perfect evidence of the title and that if the said registered/equitable mortgage is created in the manner required by law, it would satisfy the requirements of creation of registered/equitable mortgage.

I/We further certify that **Mr. Shital Javerilal Dungarwal** has/would derive a valid, clear, marketable and unencumbered title in the property/ies stated above.

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower **Tukaram Devidas Nikam, Goraksha Tukaram Nikam And Sunita Tukaram Nikam**

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. Current digital / Certified 7/12 extract.**
- 2. Original Sale Deed executed by Mr. Shital Javerilal Dungarwal in favour of Tukaram Devidas Nikam, Goraksha Tukaram Nikam And Sunita Tukaram Nikam in respect of Row House/ Bungalow No. 12 in the Row House Scheme known as "SAI GOKUL DHAM" constructed on Plot No. 10 to 19 having area admeasuring 2681.17 Sq. Meters out of Survey No. 2/1/10/to/19 situated at Mauje Chandwad along with RR and Index II.**



NIKHIL PAWAR  
& ASSOCIATES  
ADVOCATES

3. Original NOC issued by Builder/Developer for Raising Loan.

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

**REMARKS (if any): - NIL**

NIKHIL  
NANDKISH  
OR PAWAR

Digitally signed by NIKHIL  
NANDKISHOR PAWAR  
DN: c=IN, o=Personal,  
2.5.4.20=3C75E152F5A9E856957E8F08  
6D1CDAC5A363AB1D1186C2035650CB  
9268C428A7, postalCode=422013,  
st=Maharashtra,  
serialNumber=630EB3AA163FAF9B1A  
06E5001192D020AFF00D2A1762EA53  
D905E09C324EAE, cn=NIKHIL  
NANDKISHOR PAWAR  
Date: 2026.04.17 15:15:33 +05'30'

**Yours Faithfully,  
Advocate**