



CHALLAN
MTR Form Number-6



GRN	MH010860004202627E	BARCODE			Date	25/09/2026-14:15:44		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 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)					
					Shop No 02 Patil Plaza Survey No 72/73 village Vadnerbhirav Tal					
					Chandwad 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.	69103332026092511832		3006494770	
Cheque/DD No.					Bank Date	RBI Date	25/09/2026-14:17:52		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, Opp Sindhu Sagar School, Pandit Colony, Nashik 422005

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

Hand Handle: 8087195657

LEGAL SCRUTINY REPORT

Ref. No.: ICICIHFC/LSR/22/Sep/26

Date: 25/09/2026

Initiation Date:17/09/2026

LAN No: 77000350334

To,
ICICI Home Finance Co Ltd.,
Branch Name- Panchavati
Branch Code 10623

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of Sandeep Kondaji Pachorkar .

PART I: PROPERTY DETAILS:

- 1. Name of the Applicant/Borrower/s** : Sandeep Kondaji Pachorkar
- 2. Name of the Co-applicant/s: (if any)** : Sandeep Kondaji Pachorkar
- 3. Type of Loan** : HL- NRP Purchase
- 4. Purpose of Loan** : HL- NRP Purchase
- 5. Name of the Property Owner/s** : Mr. Kailas Kisan Patil.
- 6. Nature / Status of the Property** : Freehold
- 7. Type of Property** : Commercial

8. Description of the Property (with Boundaries):

All that piece and parcel of **Shop No 02 (East Side)** admeasuring **28.05 Sq. Meters** situated on **Ground Floor**, in the building named as **Patil Plaza** constructed on land area admeasuring **1600.00 Sq Meters** bearing **Gat No 72/73** situated at village **Vadnerbhirav**, within the limits of **Grampanchayat Vadnerbhirav**, **Tal Chandwad** and **Dist. Nashik** and same is bounded as under-

East	West	North	South
Vadalbhoi	Shop No 18	Shop No 01	Gat No 72/73 Part

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

- 1. Copy of Draft of sale deed executed by Kailas Kisan Patil in favor of Mr. Sandeep Kondaji Pachorkar
- 2. Copy of Commencement certificate vide its letter no Mouje Vandnerbhairav Tal Chandwad/Gat No 72 and 73/SSNRN/1813 dated 08/10/20234 issued by Town Planning Dept. Nashik
- 3. Copy of NA Order vide letter no UVAC/Jama/NA/SR/15/2023 dated 25/11/2004 issued by Sub divisional Officer Chandwad
- 4. Copy of Sale Deed dated 25/02/2022 registered with the sub registrar office vide document serial no CVD-594/2022 dated 25/02/2022 executed by Mr. Deepak Baburao Tidke in favor of Mr. Kailas Kisan Patil
- 5. Copy of Agreement for sale Deed dated 31/01/2021 registered with the sub registrar office vide document serial no CVD-309/2021 dated /02/2022 executed by Mr. Deepak Baburao Tidke in favor of Mr. Kailas Kisan Patil
- 6. Copy of 7/12 Extract and 6D Mutation entries.

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

- 1. It is observed that land in S No 72 admeasuring 0 H 5 Ares along with other land in other Gat numbers was owned and possessed by Mr. Kisan Popat Tidke, Mr. Patilbuva Popat Tidke, Mr. Bhika Muka Tidke and Ganpat Muka Tidke prior to 2007 as ancestral land
- 2. It is observed that land in S No 73 0 H 11 Ares along with other land in other Gat numbers was owned and possessed by Mr. Sahebrao Namdeo Tidke, Mr. Shantaram Namdeo Tidke Zalubai Namdeo Tidke prior to 2007 as ancestral land
- 3. It is observed that land in S No 76 0 H 25 Ares along with other land in other Gat numbers was owned and possessed by Mr. Deepak Baburao Tidke, Mr. Raghunath Baburao Tidke, Sumanbai Shivaji Chavan, Usha Santosh Aware and Marubai Baburao Tidke prior to 2007 as ancestral land.
- 4. It is observed that land owners in S No 72, 73 and 76 has mutually parted with the land and has obtained the partition order from the Thasildar Chandwad and basis of the said partition land in S No 72 admeasuring 0 H 5 Ares and land in S No 73 admeasuring 0 H 11 Ares came into the ownership and possession of the Mr. Deepak Baburao Tidke and accordingly effect has been given to the revenue records vide mutation entry no 7342 dated 02/05/2009. **(Note the full mutation entry is not available in system hence partition order is not mentioned)**
- 5. It is observed that Mr. Deepak Baburao Tidke has availed the agriculture finance facility from Vadnerbhairav Vivid Karyakari Sahakari Sanstha and accordingly the charge of the said Sanstha has been mutated in the other rights column.
- 6. It is observed that Mr. Deepak Baburao Tidke has repaid the said finance facility so availed from Vadnerbhairav Vivid Karyakari Sahakari Sanstha and accordingly the said sanstha has issued the no due certificate and charge release letter and basis of the same

the charge of the said sanstha has been deleted from the revenue records vide mutation entry no 11848 dated 24/01/2018.

7. It is Mr. Deepak Baburao Tidke has agreed to sale the said land in S No 72 admeasuring o H 5 Ares and land in S No 73 admeasuring 0 H 11 Ares thereby total area admeasuring 0 H 16 Ares i.e 1600.00 Sq Meters to Mr. Kailas Kisan Patil by virtue of the Agreement for sale Deed dated 31/01/2021 registered with the sub registrar office vide document serial no CVD-309/2021 dated 31/01/2021.
8. It is observed that having complied with the terms and conditions Mr. Deepak Baburao Tidke dated 31/01/2021 has executed the Sale Deed dated 25/02/2022 in respect of land in S No 73 admeasuring 0 H 11 Ares thereby total area admeasuring 0 H 16 Ares i.e 1600.00 Sq Meters to Mr. Kailas Kisan Patil registered with the sub registrar office vide document serial no CVD-594/2022 dated 25/02/2022. Basis of the said deed the name of the purchaser has been mutated with the revenue records vide mutation entry no 14591 dated 22/03/2022
9. It is observed that Mr. Kailas Kisan Patil has prepared the joint building plan on the said land and has obtained the permission from Town Planning has issued Commencement certificate vide its letter no Mouje Vandnerbhairav Tal Chandwad/Gat No 72 and 73/SSNRN/1813 dated 08/10/20234. Further Mr. Kailas Kisan Patil has obtained the non-agriculture permission for residential and commercial usage in respect of the said land from Sub Divisional Officer Chandwad vide its order letter no NA Order vide letter no UVAC/Jama/NA/SR/15/2023 dated 25/11/2004. Basis of the said orders effect has been given to the revenue records and the land in S No 72 and 73 has been amalgamated and revised 7/12 extract has been prepared and having land area admeasuring 72/73 admeasuring 1600.00 Sq Meters vide mutation entry no 16841 dated 03/03/2025.
10. It is observed that Mr. Sandeep Kondaji Pachorkar intent to purchase **Shop No 02 (East Side) admeasuring 28.05 Sq. Meters situated on Ground Floor, in the building named as Patil Plaza constructed on land area admeasuring 1600.00 Sq Meters bearing S No 72/73 situated at village Vadnerbhirav, within the limits of Grampanchayat Vadnerbhirav, Tal Chandwad** and Dist. Nashik from Mr. Kailas Kisan Patil by way of sale deed and accordingly draft has been prepared.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

1. Copy of Draft of sale deed executed by Kailas Kisan Patil in favor of Mr. Sandeep Kondaji Pachorkar
2. Copy of Commencement certificate vide its letter no Mouje Vandnerbhairav Tal Chandwad/Gat No 72 and 73/SSNRN/1813 dated 08/10/20234 issued by Town Planning Dept. Nashik
3. Copy of NA Order vide letter no UVAC/Jama/NA/SR/15/2023 dated 25/11/2004 issued by Sub divisional Officer Chandwad
4. Copy of Sale Deed dated 25/02/2022 registered with the sub registrar office vide document serial no CVD-594/2022 dated 25/02/2022 executed by Mr. Deepak Baburao Tidke in favor of Mr. Kailas Kisan Patil
5. Copy of Agreement for sale Deed dated 31/01/2021 registered with the sub registrar office vide document serial no CVD-309/2021 dated /02/2022 executed by Mr. Deepak Baburao Tidke in favor of Mr. Kailas Kisan Patil

6. Copy of 7/12 Extract and 6D Mutation entries.

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	:- MH010860004202627E
Search Conducted Years	:- 2014 to 2026
Name of the Advocate / Searcher	:- Adv. James M Kamble
Search Report Date	:- 25/09/2026
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. Sandeep Kondaji Pachorkar** shall have a valid, clear, marketable and unencumbered title in respect of the property stated above **Subject to execution and registered the Sale Deed.**

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co borrower **Mr. Sandeep Kondaji Pachorkar**. 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 sale deed executed by Kailas Kisan Patil in favor of Mr. Sandeep Kondaji Pachorkar along with registration receipt and Index II
2. Original NOC for Mortgage from Kailas Kisan Patil in favor of ICICI Home Finance Co. Ltd
3. Copy of the Completion certificate
4. Latest Original / Digital Signed 7/12 extract of land.

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

1. Index II of NOI filed by Mr. Sandeep Kondaji Pachorkar in favor of ICICI Home Finance Co. 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.

KAMBLE
JAMES
MADHUKAR

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James M Kamble
Date: 2026.09.29
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Yours Faithfully,
Advocate
James M Kamble

Search Report

I/We have visited the office of the Sub-Registrar at Nashik through online web portal on 25/09/2026, vide Search Receipt No. MH010860004202627E to verify that the original title deed(s) related to the property/ies 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 it's area	Name of Seller / Lesser	Name of Purchaser / Lessee	Regn. No. and Date	Remark (if any)
2014	Nil	Nil	Nil	Nil	Nil	Nil
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	Agreement for sale	S No 73 admeasuring 0 H 11 Ares thereby total area admeasuring 0 H 16 Ares i.e 1600.00 Sq Meters village Vadnerbhirav, within the limits of Grampanchayat Vadnerbhirav, Tal Chandwad and Dist. Nashik	Mr. Deepak Baburao Tidke	Mr. Kailas Kisan Patil	CVD-309/2021 dated 31/01/2021	Nil
2022	Sale	S No 73	Mr. Deepak	Mr. Kailas	CVD-	Nil

Year	Particulars of Transfer / Transactions	Description of the Property with it's area	Name of Seller / Lesser	Name of Purchaser / Lessee	Regn. No. and Date	Remark (if any)
	Deed	admeasuring 0 H 11 Ares thereby total area admeasuring 0 H 16 Ares i.e 1600.00 Sq Meters village Vadnerbhirav, within the limits of Grampanchayat Vadnerbhirav, Tal Chandwad and Dist. Nashik	Baburao Tidke	Kisan Patil	594/2022 dated 25/02/2022	
2023	Nil	Nil	Nil	Nil	Nil	Nil
2023	Nil	Nil	Nil	Nil	Nil	Nil
2024	Nil	Nil	Nil	Nil	Nil	Nil
2024	Nil	Nil	Nil	Nil	Nil	Nil
2025	Nil	Nil	Nil	Nil	Nil	Nil
2026	Nil	Nil	Nil	Nil	Nil	Nil

PLACE: Nashik
DATE: 25/09/2026

KAMBLE
JAMES
MADHUKAR

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ADVOCATE
James M Kamble