



CHALLAN
MTR Form Number-6



GRN MH008871283202627E	BARCODE	Date 24/08/2026-10:32:19	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 RTN_HQR SUB REGISTRAR RATNAGIRI		Full Name	Adv Sudhir P Rasal
Location RATNAGIRI			
Year 2026-2027 One Time		Flat/Block No.	Flat No. 21 Shankheshwar Samuha
Account Head Details		Amount In Rs.	Premises/Building
0030072201 SEARCH FEE	325.00	Road/Street	Nachane Mu. in
		Area/Locality	Ratnagiri
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Search Fee Year 2014 to 2026 CTS No 655 653 situated at Nachane Mu	
		In Tal Dist Ratnagiri	
		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. 69103332026082410616 3001992398
Cheque/DD No.		Bank Date	RBI Date 24/08/2026-10:33:48 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. : XXXXXX1313
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 नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Legal

Advocate

Sudhir P. Rasal

B.A. LL.B.

At. Post. Nachane, Shanti
Nagar, 1040, Rasal Wadi,
Ratnagiri
Mob - 9225141313

LEGAL SCRUTINY REPORT

LAN No: 77000329397

Date: 24/08/2026

To,
The Manager
ICICI. H.F.C.
Ratnagiri Branch, Ratnagiri

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of Mrs. Priyanka Mangesh Vaje.

PART I: PROPERTY DETAILS:

Name of the Applicant/Borrower/s: Mrs. Priyanka Mangesh Vaje

Name of the Co-applicant/s: (if any): Mr. Mangesh Govind Vaje.

1. Type of Loan: Home Loan
2. Purpose of Loan: Resale Flat Purchase

Name of the Property Owner/s: Mr. Ravindra Dattaram Bhandvalkar.

Description of the Property (with Boundaries): 1) Survey No. 358 Hissa No. 1/5B+1/6A2A Area 0-50-80 H.R., 2) Survey No. 358 Hissa No. 1/5B+1/6A2B Area 0-06-00 H.R., CTS No. 655 & 653, Ward No. 3/7, of which Flat No. 21, on Second Floor, area Admeasuring 585 Sq. Ft. Built up (65.23 Sq. Mtr.), Grampanchayat House No. 2267A-05, into building named "**Shankheshwar Samuha**", Situated at Nachane Mu. in, within Municipal limit, Tal. & Dist. Ratnagiri.

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1. **Nature / Status of the Property:** Residential

2. **Type of Property:** Residential Flat

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

1. Copy of 7/12 extract of land 1) Survey No. 358 Hissa No. 1/5B+1/6A2A Area 0-50-80 H.R., 2) Survey No. 358 Hissa No. 1/5B+1/6A2B Area 0-06-00 H.R.,
2. Copy of Construction Permission from Ratnagiri Municipal Council dated 01/03/2007.
3. Copy of approved construction plan.
4. Copy of completion certificate from Municipal Council Ratnagiri dated 24/12/2008.
5. Copy of Reg. Sale Deed in favour Mr. Ravindra Dattaram Bhandvalkar dated 24/06/2009 Vide Reg. No. 2796/2009.
6. Copy of Draft of Sale Deed in favour of Mrs. Priyanka Mangesh Vaje.

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

Originally the landed property under search was owned by Mr. Jagannath Yashwant Sawant he demised on 22/10/1985. After his demise name of his legal heirs 1) Smt. Vatsala Jagannath Sawant 2) Mr. Suresh Jagannath Sawant 3) Mr. Narendra Jagannath Sawant 4) Mr. Sunil Jagannath Sawant 5) Mrs. Uma Uday Gujar @ Sunetra Jagannath Sawant 6) Mrs. Sunita Shivram Desai @ Sudha Jagannath Sawant 7) Mrs. Suman Madhukar Kadam @ Sulbha Jagannath Sawant 8) Mrs. Dipali Deepak Gujar @ Surekha Jagannath Sawant were entered into Revenue records of right of village Nachane.

Advocate

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Mr. Sakharam Baalkrishna Athlye was a permanent tenant in landed property under search. After his demise name of his legal heirs 1) Mr. Bhaskar Sakharam Athlye 2) Mr. Satish Bhaskar Athlye 3) Mr. Nirmala Gajanan Athlye 4) Mr. Milind Gajanan Athlye 5) Mrs. Anjali Maangarish Akerkar 6) Mr. Krushnanath Sakharam Athlye 7) Mr. Sulbha Krushnanath Athlye 8) Mrs. Medha Chandrashekhar Kelkar 9) Mrs. Amita Pramod Paranjpe 10) Mr. Shekhar Govind Athlye 11) Mrs. Nila Govind Athlye were entered into other right of column of 7/12 extract of property under search.

Further the owner and permanent tenant decided to sell out landed property under search. Mr. Suresh Tarachand Gundecha Prop. Of 'Arihant Construction' was in need of landed property for construction of residential and commercial building. According to that the owner Mrs. Vatsala Jagannath Sawant etc. 8 and permanent tenant Mr. Bhaskar Sakharam Athlye etc. 11 sold out the landed property under search to Mr. Suresh Tarachand Gundecha by Reg. Sale-Deed dated 26/10/2006. The said sale deed was registered in the office of Sub-Registrar Ratnagiri vide Reg. No. 4694/2006. According to that name of Mr. Suresh Tarachand Gundecha were mutated in the R of R extract of the landed property under search.

After acquired title into landed property under search the builder & developer Mr. Suresh Tarachand Gundecha decided to construct a residential & commercial building on said land named and styled '**Shankheshwar Samuha.**' For that he obtained N.A. permission from Collector Office Ratnagiri bears no. Revenue/6/LNA/SR/45/07 dated 01/06/2007. He also obtained construction permission from Municipal Council Ratnagiri vide their letter Outward no. 815/6565 Dated 01/03/2007.

Advocate

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After acquired necessary permissions from concerned authorities the builder and developer started and completed the project named and styled '**Shankheshwar Samuha**'. According to that completion certificate has issued by Municipal Council Ratnagiri bears Outward no. 432/6237 dated 24/12/2008.

Further Mr. Ravindra Dattaram Bhandvalkar purchased Flat No. 21, on Second Floor, area Admeasuring 585 Sq. Ft. Built up (65.23 Sq. Mtr.), Grampanchayat House No. 2267A-05, into building named "**Shankheshwar Samuha**", Situated at Nachane Mu. in, within Municipal limit, Tal. & Dist. Ratnagiri from builder/developer by Reg. Sale deed dated 24/06/2009 vide Reg. No. 2796/2009. By this sale deed Mr. Ravindra Dattaram Bhandvalkar became owner of the said flat under consideration.

Now Mrs. Priyanka Mangesh Vaje decided to purchase Flat No. 21, on Second Floor, area Admeasuring 585 Sq. Ft. Built up (65.23 Sq. Mtr.), Grampanchayat House No. 2267A-05, into building named "**Shankheshwar Samuha**", Situated at Nachane Mu. in, within Municipal limit, Tal. & Dist. Ratnagiri. Accordingly Draft of Sale Deed is prepared between both (vendor) Mr. Ravindra Dattaram Bhandvalkar & (purchaser) Mrs. Priyanka Mangesh Vaje.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

1. Reg. Sale Deed in favour Mr. Ravindra Dattaram Bhandvalkar dated 24/06/2009 Vide Reg. No. 2796/2009.

PART V: OTHER PROVISIONS:

- 5.1 Whether provisions of urban land ceiling act are applicable? No.

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- 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? **to be confirmed from borrower.**
- 5.6 Whether all original documents for last 13/30 years have been scrutinized; if not give reasons? **Yes.**
- 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) **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? **N/A**
- 5.16 Whether the said POA holder has/had authority to sell the property under POA? **N/A**
- 5.17 Whether POA as recorded in 5.15 is registered? **N/A**
- 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 – **N/A**
- 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

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Time line to obtain such permission; and any premium payable to the Authority upon such transfer – N/A

5.20 Whether Search Report is obtained and submitted? Yes

Search Report Details: -

Search Conducted Years: 13 Years

Name of the Advocate / Searcher: Adv. Sudhir Prabhakar Rasal

Search Report Date: 24/08/2026

Note:-----

5.21 Whether EC is obtained? _____

EC Details: -

No. of Years EC Obtained:

Any Encumbrance to Specify:

EC Applied by: ----- Not Applicable

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 **Mrs. Priyanka Mangesh Vaje** 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 / Co borrower

Mrs. Priyanka Mangesh Vaje.

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: -

Advocate

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1. Original Reg. Sale Deed in favour Mr. Ravindra Dattaram Bhandvalkar dated 24/06/2009 Vide Reg. No. 2796/2009.
2. Original House Tax Receipt
3. Original Assessment Extract
4. Original Draft of Sale Deed in favour of Mrs. Priyanka Mangesh Vaje.
5. Original Reg. Sale Deed in favour of Mrs. Priyanka Mangesh Vaje after execution.
6. Original N. O. C. of Builder/Society.

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

1. Original N.O.I.

REMARKS (if any): -

Notes/Disclaimer :- This report does not comment upon: Technical regularity (adherence to building by laws, approvals etc.) whether the property is subject matter of any litigation; Authenticity of the Original Counterparts of the documents supplied.
The accuracy of this report necessarily depends on the disclosed documents being True, complete, accurate and not misleading, which we have assumed to be the case. Also this report has given on online record found on IGR site at the time of search.

Yours Faithfully

Sudhir
Prabhakar
ar Rasal

Digitally signed
by Sudhir
Prabhakar Rasal
Date:
2026.08.30
11:30:39
+05'30'

Mr. Sudhir P. Rasal
(Advocate)

Advocate

Sudhir P. Rasal

B.A. LL.B.

At. Post. Nachane, Shanti
Nagar, 1040, Rasal Wadi,
Ratnagiri
Mob - 9225141313

Date – 24/08/2026

To,
The Manager
ICICI. H.F.C.
Ratnagiri Branch, Ratnagiri

Sub: The report of investigation of title and search for the period of last 13 years i.e. 2014 to 2026 relating to 1) Survey No. 358 Hissa No. 1/5B+1/6A2A Area 0-50-80 H.R., 2) Survey No. 358 Hissa No. 1/5B+1/6A2B Area 0-06-00 H.R., CTS No. 655 & 653, Ward No. 3/7, of which Flat No. 21, on Second Floor, area Admeasuring 585 Sq. Ft. Built up (65.23 Sq. Mtr.), Grampanchayat House No. 2267A-05, into building named "**Shankheshwar Samuha**", Situated at Nachane Mu. in, within Municipal limit, Tal. & Dist. Ratnagiri.

Name of the Borrower: Mrs. Priyanka Mangesh Vaje.

Dear Sir,

I am ask to submit my search report about the property in question the property is described in schedule- I of this search report. The document produces before me are enlisted in Schedule II. The legal opinion and my findings about the property are set out in schedule-III.

Schedule –I DESCRIPTION OF THE PROPERTY

Survey Number	Extent Area	Location (address)	Boundaries
1) Survey No. 358 Hissa No. 1/5B+1/6A2A Area 0-50-80 H.R., 2) Survey No. 358	area Admeasuring 585 Sq. Ft. Built up (65.23 Sq.	Situated at Nachane Mu. in, within Municipal limit, Tal.	East : Passage & Flat No. 22 West : Open Sapce

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Hissa No. 1/5B+1/6A2B Area 0-06-00 H.R., CTS No. 655 & 653, Ward No. 3/7, of which Flat No. 21, on Second Floor, area Admeasuring 585 Sq. Ft. Built up (65.23 Sq. Mtr.), Grampanchayat House No. 2267A-05, into building named "Shankheshwar Samuha",	Mtr.),	& Dist. Ratnagiri.	South : Flat No. 20 North : Open Sapce
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SCHEDULE - II LIST OF DOCUMENTS PRODUCED

1. Copy of 7/12 extract of land 1) Survey No. 358 Hissa No. 1/5B+1/6A2A Area 0-50-80 H.R., 2) Survey No. 358 Hissa No. 1/5B+1/6A2B Area 0-06-00 H.R.,
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PART III: FLOW OF TITLE OF PROPERTY: (HISTORY OF TITLE)

Advocate

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Mr. Sakharam Baalkrishna Athlye was a permanent tenant in landed property under search. After his demise name of his legal heirs 1) Mr. Bhaskar Sakharam Athlye 2) Mr. Satish Bhaskar Athlye 3) Mr. Nirmala Gajanan Athlye 4) Mr. Milind Gajanan Athlye 5) Mrs. Anjali Maangarish Akerkar 6) Mr. Krushnanath Sakharam Athlye 7) Mr. Sulbha Krushnanath Athlye 8) Mrs. Medha Chandrashekhar Kelkar 9) Mrs. Amita Pramod Paranjpe 10) Mr. Shekhar Govind Athlye 11) Mrs. Nila Govind Athlye were entered into other right of column of 7/12 extract of property under search.

Further the owner and permanent tenant decided to sell out landed property under search. Mr. Suresh Tarachand Gundecha Prop. Of 'Arihant Construction' was in need of landed property for construction of residential and commercial building. According to that the owner Mrs. Vatsala Jagannath Sawant etc. 8 and permanent tenant Mr. Bhaskar Sakharam Athlye etc. 11 sold out the landed property under search to Mr. Suresh Tarachand Gundecha by Reg. Sale-Deed dated 26/10/2006. The said sale deed was registered in the office of Sub-Registrar Ratnagiri vide Reg. No. 4694/2006. According to that name of Mr. Suresh Tarachand Gundecha were mutated in the R of R extract of the landed property under search.

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After acquired title into landed property under search the builder & developer Mr. Suresh Tarachand Gundecha decided to construct a residential & commercial building on said land named and styled '**Shankheshwar Samuha.**' For that he obtained N.A. permission from Collector Office Ratnagiri bears no. Revenue/6/LNA/SR/45/07 dated 01/06/2007. He also obtained construction permission from Municipal Council Ratnagiri vide their letter Outward no. 815/6565 Dated 01/03/2007.

After acquired necessary permissions from concerned authorities the builder and developer started and completed the project named and styled '**Shankheshwar Samuha**'. According to that completion certificate has issued by Municipal Council Ratnagiri bears Outward no. 432/6237 dated 24/12/2008.

Further Mr. Ravindra Dattaram Bhandvalkar purchased Flat No. 21, on Second Floor, area Admeasuring 585 Sq. Ft. Built up (65.23 Sq. Mtr.), Grampanchayat House No. 2267A-05, into building named "**Shankheshwar Samuha**", Situated at Nachane Mu. in, within Municipal limit, Tal. & Dist. Ratnagiri from builder/developer by Reg. Sale deed dated 24/06/2009 vide Reg. No. 2796/2009. By this sale deed Mr. Ravindra Dattaram Bhandvalkar became owner of the said flat under consideration.

Now Mrs. Priyanka Mangesh Vaje decided to purchase Flat No. 21, on Second Floor, area Admeasuring 585 Sq. Ft. Built up (65.23 Sq. Mtr.), Grampanchayat House No. 2267A-05, into building named "**Shankheshwar Samuha**", Situated at Nachane Mu. in, within Municipal limit, Tal. & Dist. Ratnagiri. Accordingly Draft of Sale Deed is prepared between both (vendor) Mr. Ravindra Dattaram Bhandvalkar & (purchaser) Mrs. Priyanka Mangesh Vaje.

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CERTIFICATE

The necessary search for the period of last 13 years i.e. 2014 to 2026 has taken. The Chalan of search fees is enclosed herewith and on the basis of search and above all facts the **Present intending Borrower Mrs. Priyanka Mangesh Vaje** have got the prospective ownership rights to the above Flat under search which are absolute, clear, marketable and free from all encumbrances. The said shop can be mortgage by equitable mortgage.

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Yours Faithfully

Sudhir Digitally signed
by Sudhir
Prabhakar Rasal
Date:
2026.08.30
11:29:32 +05'30'

**Mr. Sudhir P. Rasal
(Advocate)**