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APP No. 77000324941

Date-25/08/2026

To,
The Manager,
ICICI Home Finance Company Ltd.
Nashik.

Dear Sir/ Madam,

Legal Scrutiny Report in respect of the file of **Mr. Santosh Balkrushna Yashwante and Mrs. Jyoti Santosh Yashwante**

Name of the Title Holder :- Mrs. Vimal Baburao Gangurde.

PART I: PROPERTY DETAILS:

1. Name of the Applicant / Borrower/s : **Mr. Santosh Balkrushna Yashwante**
2. Name of the Co- Applicant/s (if any)- **Mrs. Jyoti Santosh Yashwante**
3. **Type of Loan** :- Home Loan
4. **Purpose of Loan** :- Resale Case
5. **Name of the Property Owner/s :-** Mrs. Vimal Baburao Gangurde
6. **Description of the Property**
 - A] All that piece and parcel of N.A. lands bearing **Plot No. 02** admeasuring area 386.00 Sq. Mtrs. out of **Gat No. 264/2**, situated at **Lasalgaon**, Tal. Niphad Dist. Nashik bounded as under

East	-	Plot No. 01
West	-	Open Space
South	-	9 Mtrs. Colony Road
North	-	Gat No. 265
 - B] All that piece and parcel of constructed premises bearing **Flat No. 203** admeasuring area 39.40 Sq. Mtrs. Carpet on **Second Floor** in the building known as **Vrundavan Green View**, constructed upon above Plot which bounded as under

East	-	Open Space
West	-	Flat No. 204
South	-	Open Space

North - Staircase

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

8. **Type of Property** :- constructed premises (Residential)

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

1. Draft copy of Sale Deed is to be executed by Mrs. Vimal Baburao Gangurde in favour of Mr. Santosh Balkrushna Yashwante and Mrs. Jyoti Santosh Yashwante with respect to **Flat No. 203** in the building known as **Vrundavan Green View**, yet to be registered after paying due required stamp duty.
2. Xerox copy of Sale Deed executed by Mr. Sudin Gabaji Tarle and Mrs. Kalpana Sudin Tarle in favour of Mrs. Vimal Baburao Gangurde with respect to **Flat No. 203** in the building known as **Vrundavan Green View**, registered in the office of Sub-Registrar Lasalgaon at Sr. No. 243 on 16.02.2024.
3. Xerox copy of Correction Deed (To Sale Deed Sr. No. 243 on 16.02.2024) executed by Mr. Sudin Gabaji Tarle and Mrs. Kalpana Sudin Tarle in favour of Mrs. Vimal Baburao Gangurde with respect to **Flat No. 203** in the building known as **Vrundavan Green View**, registered in the office of Sub-Registrar Lasalgaon at Sr. No. 706 on 02.05.2024. By which Grampancyayat Milakat Number corrected.
4. Xerox copy of Sale Deed executed by Mr. Prafulla Pruthviraj Brahmecha and Mr. Nandkumar Baburao Patil through GPA holder Vrundavan Associates through Partner Mrs. Kishori Ajit Sabadra and others in favour of Mr. Sudin Gabaji Tarle and Mrs. Kalpana Sudin Tarle with respect to **Flat No. 203** in the building known as **Vrundavan Green View**, registered in the office of Sub-Registrar Lasalgaon at Sr. No. 1751 on 29.12.2017.
5. Xerox copy of Development Agreement executed by Mr. Prafulla Pruthviraj Brahmecha and Mr. Nandkumar Baburao Patil in favour of Vrundavan Associates through Partner Mrs. Kishori Ajit Sabadra and others with respect to **Plot No. 02**, registered in the office of Sub-Registrar Lasalgaon at Sr. No. 818 on 08.06.2017.
6. Xerox copy of General Power of Attorney executed by Mr. Prafulla Pruthviraj Brahmecha and Mr. Nandkumar Baburao Patil in favour

of Vrundavan Associates through Partner Mrs. Kishori Ajit Sabadra and others with respect to **Plot No. 02**, registered in the office of Sub-Registrar Lasalgaon at Sr. No. 819 on 08.06.2017.

7. Xerox copy of Sale Deed executed by Mr. Nandkumar Baburao Patil in favour of Mr. Prafulla Pruthviraj Brahmecha with respect to **area adm. 40 R out of Gat No. 264**, registered in the office of Sub-Registrar Lasalgaon at Sr. No. 466 on 02.04.2014.
8. Xerox copy of N.A. order given by Sub Divisional Officer Niphad vide his order No. Jama /NA /SR /79 /2015, dtd. 29.05.2015.
9. Xerox copy of Commencement Certificate given by Sub Divisional Officer Niphad vide outward letter No. Jama /Permission /SR /168 /2017, dtd. 28.02.2018.
10. Xerox copy of Occupancy/ Completion certificate given by Municipal Council Niphad Nashik vide outward letter No. Jama /Bandh /Parvana SR /168 /2016, dtd. 31.08.2017.
11. 7/12 extract of Plot No. 2 dtd. 24.08.2026 name of Mr. Nandkumar Baburao Patil and Mr. Prafulla Pruthviraj Bramhecha are shown as owner and possessor, no adverse entries are seen in other rights column.
12. Relevant mutation entries

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

1. It is seen from the revenue record that originally Gat No. 264 was owned and possessed by Gayabai Baburao Patil prior to 2001.
2. M.E. No. 2641 dtd. 25.09.2001 shows that Gayabai Baburao Patil given an application that due to old age she partition Gat No. 264 to his family member Nandkumar Baburao Patil, Shahu Tukaram Patil, Madhukar Tukaram Patil and Prabhakar Tukaram Patil and hence Gayabai Baburao Patil deleted from record and above name recorded in owners column.
3. M.E. No. 6261 dtd. 28.07.2009 shows that Shahu Tukaram Patil availed loan from Lasalgaon Vi. Ka. Sahkari Society on 21.07.2009. and said charge is deleted vide M.E. No. 7268 dtd. 01.03.2012
4. M.E. No. 7036 dtd. 23.08.2011 shows that as per order of Maharashtra Shasan Van Vibhag vide No. TG/1088/P. No. 2214/11, dtd. 31.12.1988 remark of Bailtagai and Bandig Boje deleted from other rights column.

5. M.E. No. 7570 shows that area adm. 0.15 R acquired for Kalvan Railway Road from Gat No. 264.

6. M.E. No. 8110 dtd. 04.02.2014 shows that Nandkumar Baburao Patil and others Partition Gat No. 264 between them as per following

Gat No.	Area	Assessment	Name
264p	0.75	3.24	Nandkumar Baburao Patil
264p	0.75	3.24	Shahu Baburao Patil
264p	0.75	3.24	Madhukar Baburao Patil
264p	0.75	3.24	Prabhakar Baburao Patil
264p	0.15	0.65	Nandkumar Baburao Patil Shahu Baburao Patil Madhukar Baburao Patil Prabhakar Baburao Patil

7. M.E. No. 8153 dtd. 05.04.2014 shows that Mr. Prafulla Pruthviraj Bramhecha purchased area admeasuring 0.40 R out of Gat No. 264p admeasuring area 0.40 R from Mr. Nandkumar Baburao Patil by way of Sale Deed Sr. No. 466 on 02.04.2014.

8. M.E. No. 8569 dtd. 19.08.2015 shows that Mr. Nandkumar Baburao Patil and Mr. Prafulla Pruthviraj Bramhecha laid layout in Gat No. 264/2 and after its submission the same is approved and sanctioned by Asst. Director, Town Planning Nashik vide its order No. Bishep /Rekhankan /Mouje Lasalgaon Ta. Niphad /Gat No. 265p /SSN /913, dtd. 30.04.2015 and also obtained N. A. order from Sub Divisional Officer Niphad vide his order No. Jama /NA /SR /79 /2015, dtd. 29.05.2015 and as per the said Gat No. 264/2, divided into various plots and 7/12 extract of the said plots have been separated.

9. It is seen from the record that Mr. Nandkumar Baburao Patil and Mr. Prafulla Pruthviraj Bramhecha executed Development Agreement and General Power of Attorney in favour of Vrundavan Associates through Partner Mrs. Kishori Ajit Sabadra and others with respect to Plot No. 02 both documents registered in the office of Sub Registrar Lasalgaon at Sr. No. 818 and 819 respectively on 08.06.2017.

10. Plot owner through GPA holder obtains Sanction of building permit and commencement certificate and constructed building upon said

Plot and obtains completion Certificate from Municipal Council Niphad.

11. Mr. Sudin Gabaji Tarle and Mrs. Kalpana Sudin Tarle purchased **Flat No. 203** in the building known as **Vrundavan Green View** from Mr. Prafulla Pruthviraj Brahmecha and Mr. Nandkumar Baburao Patil through GPA holder Vrundavan Associates through Partner Mrs. Kishori Ajit Sabadra and others by way of Sale Deed registered in the office of Sub-Registrar Lasalgaon at Sr. No. 1751 on 29.12.2017.
12. Mr. Sudin Gabaji Tarle and Mrs. Kalpana Sudin Tarle availed loan on **Flat No. 203** in the building known as **Vrundavan Green View** from IDBI Bank by way of Mortgage Deed registered in the office of Sub-Registrar Lasalgaon at Sr. No. 1752 on 29.12.2017 which was repaid by Mr. Sudin Gabaji Tarle and Mrs. Kalpana Sudin Tarle.
13. M.E. No. 8994 and 9571 shows that edit module.
14. Mrs. Vimal Baburao Gangurde purchased **Flat No. 203** in the building known as **Vrundavan Green View** from Mr. Sudin Gabaji Tarle and Mrs. Kalpana Sudin Tarle by way of Sale Deed registered in the office of Sub-Registrar Lasalgaon at Sr. No. 243 on 16.02.2024 and Correction Deed registered in the office of Sub-Registrar Lasalgaon at Sr. No. 706 on 02.05.2024. By which Grampancyayat Milakat Number corrected.
15. Mr. Santosh Balkrushna Yashwante and Mrs. Jyoti Santosh Yashwante decided to purchase subject to **Flat No. 203** in the building known as **Vrundavan Green View** from Mrs. Vimal Baburao Gangurde, but yet the Sale Deed is to be registered in the office of Sub-Registrar.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

1. **As studied in part II and part III above**

PART V : OTHER PROVISIONS:

- 5.1 Whether provisions of urban land ceiling act are applicable? **Not applicable**
- 5.2 Whether any property/ies intend to be given as security is subject to any minor's claim/share? **No, minor's interest are not involved in the property as per documents placed before me**

- 5.3 Whether the property is affected by any revenue and tenancy regulations; if yes then to what extent? :- **No as per documents placed before me**
- 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 obtained**
- 5.6 Whether all original documents for last 13/30 years have been scrutinized; if not give reasons? **Yet the document in favour of borrower is to be registered.**
- 5.7 Whether required documents are available for creating mortgage? **Yet the document in favour of borrower is to be registered after paying due required stamp duty and registration fees.**
- 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, after registration of Deed of Apartment/ Sale Deed in favour of borrowers.**
- 5.10 What is the tenure of the land; if it is leased? **Not Applicable**
- 5.11 Whether the land is Adiwasi (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, as per documents placed before me**
- 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, Online Index II search is taken on the basis of available date.**

Search Report Details - Online
Search Conducted Years - 13 years
Name of the Advocate / Searcher- Self
Search Report Date: 25.08.2026
GRN No. **MH008993049202627E**

Whether EC is obtained? - **Not applicable.**
EC Details: -
No. of Years EC Obtained:
Any Encumbrance to Specify:
EC Applied by :

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. Vimal Baburao Gangurde** has/would derive a valid, clear, marketable and unencumbered title / freehold rights in the property/ies stated above.

Mr. Santosh Balkrushna Yashwante and Mrs. Jyoti Santosh Yashwante will get ownership upon subject Flat after payment of agreed consideration amount as Sale Deed to **Mrs. Vimal Baburao Gangurde**.

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co borrower **Mr. Santosh Balkrushna Yashwante and Mrs. Jyoti Santosh Yashwante (after registration of documents in favour of borrowers)**

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. Original Sale Deed with registration receipt registered in the office of Sub-Registrar in favour of Mr. Santosh Balkrushna Yashwante and Mrs. Jyoti Santosh Yashwante and Index II.
2. Original Sale Deed with registration receipt registered in the office of Sub-Registrar Lasalgaon at Sr. No. 243 on 16.02.2024.
3. Original Sale Deed with registration receipt registered in the office of Sub-Registrar Lasalgaon at Sr. No. 1751 on 29.12.2017.
4. Original Correction Deed with registration receipt registered in the office of Sub-Registrar Lasalgaon at Sr. No. 706 on 02.05.2024
5. No Dues and release of Charge from IDBI Bank and Original Re-Conveyance Deed with registration receipt registered in the office of Sub-Registrar Lasalgaon executed by IDBI Bank in favour of Mr. Sudin Gabaji Tarle and Mrs. Kalpana Sudin Tarle
6. Latest 7/12 extract

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

REMARKS (if any): - Nil

Note :- At most care and proper diligence has been done while taking search in to the record of Sub Registrar Office and online basis and now from May 2025 documents are registered in Sub Registrar Office anywhere in Nashik District. However there may be possibility that any of the entry in respect of 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 Company Ltd. and same shall not be produced before any court of Low of share to any other person or entity with-out prior consent of the Advocate.

Pravin
Vijaysing
Sambre
Yours Faithfully
Pravin Vijaysing Sambre
(Advocate)

Digitally signed
by Pravin
Vijaysing
Sambre
Date: 2025.08.26
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