



Adv. Manish Adam

M.com, LL.M

Flat No.23, Padmanagar Co-operative
Housing Society, New Paccha Peth
Solapur – 413006.

Email: adam.manish09@gmail.com

Cell: 9850165731

Application No.	77000335174, 77000335175
APS No.	10316170

LAN No:

Date: 31/08/2026

To,
ICICI Home Finance Company Limited,
Solapur
Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of : Mr. Mohan Bhimashankar Mhanta

PART I: PROPERTY DETAILS:

- 1. Name of the Applicant/Borrower/s : Mr. Mohan Bhimashankar Mhanta**
- 2. Name of the Co-applicant/s: (if any) : - VENUGOPAL MOHAN MHANTA, RENUKA MOHAN MHANTA**
- 3. Type of Loan: Apna Ghar Regular-Resale**
- 4. Purpose of Loan: Purchase of Land and Construction of House**
- 5. Name of the Property Owner's : 1. Mr. Arvind Ambaji Bingundi 2. Mrs. Jyoti Arvind Bingundi**
- 6. Description of the Property (with Boundaries) :**

All that piece & parcel of the Residential Plot No. 15 admeasuring 208.36 sq. mtrs out of that Southern Side land admeasuring 104.14 sq. mtrs in Gourishankar Nagar out of New Survey No. 168/1/B/2 (Old Survey No. 177/1/B/2), Situated at Kasabe Solapur, Taluka – North Solapur, Dist. – Solapur which is bounded as follow :-

East	:	Survey No. 177 Paiki
South	:	Remaining Part of Plot No. 15
West	:	Road
North	:	Remaining Part of Plot No. 15

Nature / Status of the Property: Non Agriculture

- 7. 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 Copy of Sale Deed executed between 1. Mr. Arvind Ambaji Bingundi 2. Mrs. Jyoti Ambaji Bingundi and Mr. Mohan Bhimashankar Mhanta. (Photo Copy).**

2. No Dues Certificate dt. 24/06/2026 issued by the Equitas Small Finance Bank Ltd, Solapur in favor of Mr. Arvind Ambaji Bingundi. (Photo Copy)
3. No Dues Certificate dt. 28/07/2023 issued by the Bank of India, Ashok Chowk Branch, Solapur in favor of Mr. Arvind Ambaji Bingundi. (Photo Copy).
4. N.A. Order No. L/L/N/A/S/R/24/71 dt. 10/02/1972 issued by the Tahsildar, North Solapur (Photo Copy).
5. Sale Deed bearing Sr. No. 895 dt. 24/02/2020 executed between 1. Mr. Arvind Ambaji Bingundi 2. Mrs. Jyoti Arvind Bingundi and 1. Mr. Hanmantu Daulappa Kawale 2. Mr. Sidram Daulappa Kawale 3. Mr. Mallikarjun Daulappa Kawale 4. Mr. Laxman Daulappa Kawale. (Photo Copy).
6. 7 x 12 Extract of Plot No. 15 admeasuring 447.39 sq. mtrs out of Survey No. 168/1/B/2, Situated at Kasabe Solapur, Taluka – North Solapur, Dist. – Solapur. (Photo Copy)

PART III: FLOW OF TITLE OF PROPERTY

1. That I have gone through the documents mentioned in schedule – II of this report. On perusal of the khada – khod extract (6 D) containing entries from 2010 to 2022, it reveals that the New Survey No. 168/1/B/2 (Old Survey No. 177/1/B/2), Situated at Kasabe Solapur, Taluka – North Solapur, Dist. – Solapur was originally owned and possessed Mr. Shriniwas Mogalappa Pogul.
2. That thereafter Mr. Shriniwas Mogalappa Pogul has sold the New Survey No. 168/1/B/2 (Old Survey No. 177/1/B/2) has sold land admeasuring 3 Acres 28 Gunthas out of old Survey No. 177/1/B/2 for consideration of Rs. 33,300/- vide Sale Deed dt. 05/08/1966 to Mr. Mallayya Ramayya Pulli. Accordingly such an entry to that effect has been entered into the record of rights through mutation entry no. 5127.
3. Thereafter Mr. Mallayya Ramayya Pulli has converted the said land into Non Agriculture bearing vide its Order No. L/L/N/A/S/R/24/71 dt. 10/02/1972 of the Tahsildar, North Solapur.
4. That thereafter Mr. Mallayya Ramayya Pulli has died on 17/12/1991 leaving behind his legal heirs his Wife 1. Sou. Bhudevi Mallayya Pulli. Daughters 2. Mrs. Lilavathi Sangameshwar Kuchan 3. Mrs. Aruna Dayanand Patipak 4. Jaylaxmi Mallayya Pulli. 5. Shashikala Krushnahari Kurapati Sons 6. Satyanarayan Mallaya Pulli 7. Ramadas Mallaya Pulli 8. Mrs. Rohini Ratnakar Raul. Accordingly such an entry to that effect has been entered into the record of rights through mutation entry no.20309.
5. That thereafter 1. Bhudevi Mallaya Pulli 2. Lilavathi Sangameshar Kuchan 3. Aruna Dayanand Patipak 4. Jaylaxmi Mallaya Pulli 5. Shashikala Krushnahari Kurapati have given up their rights by submitting the application and affidavit no. 110 dt. 20/03/1993 and accordingly their names are deleted from the record of rights and thereby Mr. Satyanarayan Mallayya Pulli and Mr. Ramdas Mallayya Pulli have become the absolute

owner of the said Property. Accordingly such entry to that effect has been entered into the record of rights through mutation entry no. 20424.

6. That thereafter 1. Mr. Satyanarayan Mallayya Pulli 2. Mr. Ramdas Mallayya Pulli have sold the Plot No. 15 admeasuring 447.39 sq. mtrs to Mr. Ravindra Rajanna Vanga for consideration of Rs. 30,000/- vide Sale Deed bearing Sr. No. 1560 dt. 02/05/1998. Accordingly such an entry to that effect has been entered into the record of rights through mutation entry no. 22533.
7. That thereafter Mr. Ravindra Rajanna Vanga has sold the Plot No. 15 admeasuring 447.39 sq. mtrs to Mr. Sanjay Iranna Harlekar for consideration of Rs. 1,20,000/- vide Sale Deed bearing Sr. No. 2367 dt. 20/01/2010. Accordingly such an entry to that effect has been made into the record of rights through mutation entry no. 10468.
8. That thereafter Mr. Sanjay Iranna Harlekar has sold the Plot No. 15 admeasuring 447.39 sq. mtrs to Mrs. Shivbai Mahadev Koshti for consideration of Rs. 2,00,000/- vide Sale Deed bearing Sr. No. 8491 dt. 21/10/2010.
9. That that thereafter Mrs. Shivbai Mahadev Koshti has sold the land admeasuring 208.36 sq. mtrs out of the Plot No. 15 to Mr. Daulappa Hanmantu Kawale for consideration of Rs. 2,10,000/- vide Sale Deed bearing Sr. No. 8059 dt. 08/09/2011. Accordingly such an entry to that effect has been made into the record of rights through mutation entry no. 12462.
10. That thereafter Mr. Daulappa Hanmantu Kawale has died on 18/12/2013 leaving behind his legal heirs namely 1. Smt. Sundarabai Daulappa Kawale 2. Mr. Hanmantu Daulappa Kawale 3. Mr. Sidram Daulappa Kawale 4. Mrs. Sumitra Parmeshwar Sonawane 5. Mrs. Prabavathi Arjun Narayankar 6. Mr. Mallikarjun Daulappa Kawale 7. Mr. Laxman Daulappa Kawale. Accordingly such an entry to that effect has been made into the record of rights through mutation entry no. 17796.
11. That thereafter 1. Smt. Sundarabai Daulappa Kawale 2. Mrs. Supriya Parmeshwar Sonawane 3. Mrs. Prabavathi Arjun Narayankar have released their rights in the above mentioned plots and along with other properties in favour of 1. Mr. Hanmantu Daulappa Kawale 2. Mr. Sidram Daulappa Kawale 3. Mr. Mallikarjun Daulappa Kawale 4. Laxman Daulappa Kawale by executing the Relinquishment Deed bearing Sr. No. 925 dt. 28/01/2014. Accordingly such an entry to that effect has been made into the record of rights through mutation entry no. 42506.
12. That thereafter Mr. Sidhram Daulappa Kawale has died on 21/05/2016 leaving behind his wife Smt. Nikita Sidhram Kawale. Accordingly such an entry to that effect has been made into the record of rights through mutation entry no. 48109.
13. That thereafter 1. Mr. Hanmantu Daulappa Kawale 2. Smt. Nikita Sidhram Kawale 3. Mr. Mallikarjun Daulappa Kawale 4. Laxman Daulappa Kawale have sold the Residential Plot No. 15 admeasuring 208.36 sq. mtrs in Gourishankar Nagar to 1. Mr. Arvind Ambaji Bingundi 2. Mrs. Jyoti Arvind Bingundi for consideration of Rs. 8,00,000/- vide Sale Deed bearing Sr. No. 895 dt. 24/02/2020. Accordingly such an entry to that effect has been made into the record of rights through mutation entry no. 36451.

14. That thereafter 1. Mr. Arvind Ambaji Bingundi 2. Mrs. Jyoti Arvind Bingundi have availed the loan of Rs. 22,45,000/- from the Bank of India, Solapur Ashok Chowk Branch.
15. That thereafter 1. Mr. Arvind Ambaji Bingundi 2. Mrs. Jyoti Arvind Bingundi have repaid the loan taken from the Bank of India, Ashok Chowk Branch, Solapur and accordingly Bank of India, Ashok Chowk Branch, Solapur has issued the No Dues Certificate dt. 28/07/2023 in favor of Mr. Arvind Ambaji Bingundi
16. That thereafter 1. Mr. Arvind Ambaji Bingundi 2. Mrs. Jyoti Arvind Bingundi have availed the loan from the Equitas Small Finance Bank Ltd, Solapur and subsequently repaid the said loan and accordingly Equitas Small Finance Bank Ltd, Solapur has issued the No Dues Certificate dt. 24/06/2026 in favor of Mr. Arvind Ambaji Bingundi.
17. That 1. Mr. Arvind Ambaji Bingundi 2. Mrs. Jyoti Arvind Bingundi have agreed to sell the Plot No. 15 admeasuring 208.36 sq. mtrs out of that Southern Side land admeasuring 104.14 sq. mtrs in Gourishankar Nagar to Mr. Mohan Bhimashankar Mhanta.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

- Sale Deed bearing Sr. No. 895 dt. 24/02/2020 executed between 1. Mr. Arvind Ambaji Bingundi 2. Mrs. Jyoti Arvind Bingundi and 1. Mr. Hanmantu Daulappa Kawale 2. Mr. Sidram Daulappa Kawale 3. Mr. Mallikarjun Daulappa Kawale 4. Mr. Laxman Daulappa Kawale.

PART V: OTHER PROVISIONS:

- 5.1 Whether provisions of urban land ceiling act are applicable? NA
- 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? NA
- 5.6 Whether all original documents for last 13/30 years have been scrutinized; if not give reasons? No (Not Provided)
- 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) – NA
- 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- NA

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: -

Search Conducted Years: 13 yrs from 2014 to 2026

Name of the Advocate / Searcher: Adv. Manish Adam

Search Report Date: 18/08/2026

Note:

5.21 Whether EC is obtained? NA

EC Details: - NA

No. of Years EC Obtained: NA

Any Encumbrance to Specify: **Yes**

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 **1. Mr. Arvind Ambaji Bingundi 2. Mrs. Jyoti Arvind Bingundi** is clear has derive a valid, clear, marketable and without any encumbrance of what so ever type 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 **Mr. Mohan Bhimashankar Mhanta**

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 at the time of disbursement of the loan: -

- 1) Sale Deed executed between 1. Mr. Arvind Ambaji Bingundi 2. Mrs. Jyoti Ambaji Bingundi and Mr. Mohan Bhimashankar Mhanta along with its Registration Receipt and Index II. (In Original)
- 2) No Dues Certificate dt. 24/06/2026 issued by the Equitas Small Finance Bank Ltd, Solapur in favor of Mr. Arvind Ambaji Bingundi. (In Original).
- 3) No Dues Certificate dt. 28/07/2023 issued by the Bank of India, Ashok Chowk Branch, Solapur in favor of Mr. Arvind Ambaji Bingundi. (In Original).

- 4) Sale Deed bearing Sr. No. 895 dt. 24/02/2020 executed between 1. Mr. Arvind Ambaji Bingundi 2. Mrs. Jyoti Arvind Bingundi and 1. Mr. Hanmantu Daulappa Kawale 2. Mr. Sidram Daulappa Kawale 3. Mr. Mallikarjun Daulappa Kawale 4. Mr. Laxman Daulappa Kawale (Certified)
- 5) Relinquishment Deed bearing Sr. No. 925 dt.28/01/2014 executed between 1. Mr. Hanmantu Daulappa Kawale 2. Mr. Sidram Daulappa Kawale 3. Mr. Mallikarjun Daulappa Kawale 4. Laxman Daulappa Kawale and 1. Smt. Sundarabai Daulappa Kawale 2. Mrs. Supriya Parmeshwar Sonawane 3. Mrs. Prabavathi Arjun Narayankar (Certified).
- 6) Sale Deed bearing Sr. No. 8059 dt. 08/09/2011 executed between Mr. Daulappa Hanmantu Kawale and Mrs. Shivbai Mahadev Koshti (Certified).
- 7) Sale Deed bearing Sr. No. 8491 dt. 21/10/2010 executed between Mrs. Shivbai Mahadev Koshti and Mr. Sanjay Iranna Harlekar. (Certified)
- 8) Sale Deed bearing Sr. No. 2367 dt. 20/01/2010 executed between Mr. Sanjay Iranna Harlekar and Mr. Ravindra Rajanna Vanga. (Certified).
- 9) Sale Deed bearing Sr. No. 1560 dt. 02/05/1998 executed between Mr. Ravindra Rajanna Vanga and 1. Mr. Satyanarayan Mallayya Pulli 2. Mr. Ramdas Mallayya Pulli. (Certified)
- 10) Latest 7 x 12 Extract of Plot No. 15 admeasuring 447.39 sq. mtrs out of Survey No. 168/1/B/2, Situated at Kasabe Solapur, Taluka – North Solapur, Dist. – Solapur. (Certified/Digital)

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

REMARKS (if any): - NIL

Yours Faithfully,

Adv. Manish Adam s

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Date: 2026.08.31
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Adv. Manish Adam

M.com, LL.M

Flat No.23, Padmanagar Co-operative
Housing Society, New Paccha Peth
Solapur – 413006.
Email: adam.manish09@gmail.com
Cell: 9850165731

SEARCH REPORT

To,
ICICI Home Finance Company Limited.
Solapur.

Sub: Search and Title Verification Report in respect of Plot No. 15 admeasuring 208.36 sq. mtrs out of that Southern Side land admeasuring 104.14 sq. mtrs in Gourishankar Nagar out of New Survey No. 168/1/B/2 (Old Survey No. 177/1/B/2), Situated at Kasabe Solapur, Taluka – North Solapur, Dist. – Solapur which is owned and possessed by 1. Mr. Arvind Ambaji Bingundi 2. Mrs. Jyoti Ambaji Bingundi

Sir ,

That as per the request, I have taken search of Index –II and verified the documents mentioned in Schedule II in respect of the above mentioned property in order to ascertain clear and marketable title to the aforesaid property from the office of Sub- Registrar and Tahsildar, Taluka – Solapur for the period of 2014 to 2026. That on perusal of the documents mentioned in schedule II, it reveals that the title of **1. Mr. Arvind Ambaji Bingundi 2. Mrs. Jyoti Ambaji Bingundi** is clear and marketable without encumbrance of what So ever type.

Discription of Property

All that piece & parcel of Plot No. 15 admeasuring 208.36 sq. mtrs out of that Southern Side land admeasuring 104.14 sq. mtrs in Gourishankar Nagar out of New Survey No. 168/1/B/2 (Old Survey No. 177/1/B/2), Situated at Kasabe Solapur, Taluka – North Solapur, Dist. – Solapur which is bounded as follow:-

East	:	Survey No. 177 Paiki
South	:	Remaining Part of Plot No. 15
West	:	Road
North	:	Remaining Part of Plot No. 15

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 executed between 1. Mr. Arvind Ambaji Bingundi 2. Mrs. Jyoti Ambaji Bingundi and Mr. Mohan Bhimashankar Mhanta. (Photo Copy).
2. No Dues Certificate dt. 24/06/2026 issued by the Equitas Small Finance Bank Ltd, Solapur in favor of Mr. Arvind Ambaji Bingundi. (Photo Copy)

3. No Dues Certificate dt. 28/07/2023 issued by the Bank of India, Ashok Chowk Branch, Solapur in favor of Mr. Arvind Ambaji Bingundi. (Photo Copy).
4. N.A. Order No. L/L/N/A/S/R/24/71 dt. 10/02/1972 issued by the Tahsildar, North Solapur (Photo Copy).
5. Sale Deed bearing Sr. No. 895 dt. 24/02/2020 executed between 1. Mr. Arvind Ambaji Bingundi 2. Mrs. Jyoti Arvind Bingundi and 1. Mr. Hanmantu Daulappa Kawale 2. Mr. Sidram Daulappa Kawale 3. Mr. Mallikarjun Daulappa Kawale 4. Mr. Laxman Daulappa Kawale. (Photo Copy).
6. 7 x 12 Extract of Plot No. 15 admeasuring 447.39 sq. mtrs out of Survey No. 168/1/B/2, Situated at Kasabe Solapur, Taluka – North Solapur, Dist. – Solapur. (Photo Copy)

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

1. That I have gone through the documents mentioned in schedule – II of this report. On perusal of the khada – khod extract (6 D) containing entries from 2010 to 2022, it reveals that the New Survey No. 168/1/B/2 (Old Survey No. 177/1/B/2), Situated at Kasabe Solapur, Taluka – North Solapur, Dist. – Solapur was originally owned and possessed Mr. Shriniwas Mogalappa Pogul.
2. That thereafter New Survey No. 168/1/B/2 (Old Survey No. 177/1/B/2) has sold land admeasuring 3 Acres 28 Gunthas out of old Survey No. 177/1/B/2 for consideration of Rs. 33,300/- vide Sale Deed dt. 05/08/1966 to Mr. Mallayya Ramayya Pulli. Accordingly such an entry to that effect has been entered into the record of rights through mutation entry no. 5127.
3. Thereafter Mr. Mallayya Ramayya Pulli has converted the said land into Non Agriculture bearing vide its Order No. L/L/N/A/S/R/24/71 dt. 10/02/1972 of the Tahsildar, North Solapur.
4. That thereafter Mr. Mallayya Ramayya Pulli has died on 17/12/1991 leaving behind his legal heirs his Wife 1. Sou. Bhudevi Mallayya Pulli. Daughters 2. Mrs. Lilavathi Sangameshwar Kuchan 3. Mrs. Aruna Dayanand Patipak 4. Jaylaxmi Mallayya Pulli. 5. Shashikala Krushnahari Kurapati Sons 6. Satyanarayan Mallaya Pulli 7. Ramadas Mallaya Pulli 8. Mrs. Rohini Ratnakar Raul. Accordingly such an entry to that effect has been entered into the record of rights through mutation entry no.20309.
5. That thereafter 1. Bhudevi Mallaya Pulli 2. Lilavathi Sangameshar Kuchan 3. Aruna Dayanand Patipak 4. Jaylaxmi Mallaya Pulli 5. Shashikala Krushnahari Kurapati have given up their rights by submitting the application and affidavit no. 110 dt. 20/03/1993 and accordingly their names are deleted from the record of rights and thereby Mr. Satyanarayan Mallayya Pulli and Mr. Ramdas Mallayya Pulli have become the absolute owner of the said Property. Accordingly such entry to that effect has been entered into the record of rights through mutation entry no. 20424.

6. That thereafter 1. Mr. Satyanarayan Mallayya Pulli 2. Mr. Ramdas Mallayya Pulli have sold the Plot No. 15 admeasuring 447.39 sq. mtrs to Mr. Ravindra Rajanna Vanga for consideration of Rs. 30,000/- vide Sale Deed bearing Sr. No. 1560 dt. 02/05/1998. Accordingly such an entry to that effect has been entered into the record of rights through mutation entry no. 22533.
7. That thereafter Mr. Ravindra Rajanna Vanga has sold the Plot No. 15 admeasuring 447.39 sq. mtrs to Mr. Sanjay Iranna Harlekar for consideration of Rs. 1,20,000/- vide Sale Deed bearing Sr. No. 2367 dt. 20/01/2010. Accordingly such an entry to that effect has been made into the record of rights through mutation entry no. 10468.
8. That thereafter Mr. Sanjay Iranna Harlekar has sold the Plot No. 15 admeasuring 447.39 sq. mtrs to Mrs. Shivbai Mahadev Koshti for consideration of Rs. 2,00,000/- vide Sale Deed bearing Sr. No. 8491 dt. 21/10/2010.
9. That that thereafter Mrs. Shivbai Mahadev Koshti has sold the land admeasuring 208.36 sq. mtrs out of the Plot No. 15 to Mr. Daulappa Hanmantu Kawale for consideration of Rs. 2,10,000/- vide Sale Deed bearing Sr. No. 8059 dt. 08/09/2011. Accordingly such an entry to that effect has been made into the record of rights through mutation entry no. 12462.
10. That thereafter Mr. Daulappa Hanmantu Kawale has died on 18/12/2013 leaving behind his legal heirs namely 1. Smt. Sundarabai Daulappa Kawale 2. Mr. Hanmantu Daulappa Kawale 3. Mr. Sidram Daulappa Kawale 4. Mrs. Sumitra Parmeshwar Sonawane 5. Mrs. Prabavathi Arjun Narayankar 6. Mr. Mallikarjun Daulappa Kawale 7. Mr. Laxman Daulappa Kawale. Accordingly such an entry to that effect has been made into the record of rights through mutation entry no. 17796.
11. That thereafter 1. Smt. Sundarabai Daulappa Kawale 2. Mrs. Supriya Parmeshwar Sonawane 3. Mrs. Prabavathi Arjun Narayankar have released their rights in the above mentioned plots and along with other properties in favour of 1. Mr. Hanmantu Daulappa Kawale 2. Mr. Sidram Daulappa Kawale 3. Mr. Mallikarjun Daulappa Kawale 4. Laxman Daulappa Kawale by executing the Release Deed bearing Sr. No. 925 dt. 28/01/2014. Accordingly such an entry to that effect has been made into the record of rights through mutation entry no. 42506.
12. That thereafter Mr. Sidhram Daulappa Kawale has died on 21/05/2016 leaving behind his wife Smt. Nikita Sidhram Kawale. Accordingly such an entry to that effect has been made into the record of rights through mutation entry no. 48109.
13. That thereafter 1. Mr. Hanmantu Daulappa Kawale 2. Smt. Nikita Sidhram Kawale 3. Mr. Mallikarjun Daulappa Kawale 4. Laxman Daulappa Kawale have sold the Residential Plot No. 15 admeasuring 208.36 sq. mtrs in Gourishankar Nagar to 1. Mr. Arvind Ambaji Bingundi 2. Mrs. Jyoti Arvind Bingundi for consideration of Rs. 8,00,000/- vide Sale Deed bearing Sr. No. 895 dt. 24/02/2020. Accordingly such an entry to that effect has been made into the record of rights through mutation entry no. 36451.
14. That thereafter 1. Mr. Arvind Ambaji Bingundi 2. Mrs. Jyoti Arvind Bingundi have availed the loan of Rs. 22,45,000/- from the Bank of India, Solapur Ashok Chowk Branch.

15. That thereafter 1. Mr. Arvind Ambaji Bingundi 2. Mrs. Jyoti Arvind Bingundi have repaid the loan taken from the Bank of India, Ashok Chowk Branch, Solapur and accordingly Bank of India, Ashok Chowk Branch, Solapur has issued the No Dues Certificate dt. 28/07/2023 in favor of Mr. Arvind Ambaji Bingundi
16. That thereafter 1. Mr. Arvind Ambaji Bingundi 2. Mrs. Jyoti Arvind Bingundi have availed the loan from the Equitas Small Finance Bank Ltd, Solapur and subsequently repaid the said loan and accordingly Equitas Small Finance Bank Ltd, Solapur has issued the No Dues Certificate dt. 24/06/2026 in favor of Mr. Arvind Ambaji Bingundi.
17. That 1. Mr. Arvind Ambaji Bingundi 2. Mrs. Jyoti Arvind Bingundi has agreed to sell Plot No. 15 admeasuring 208.36 sq. mtrs out of that Southern Side land admeasuring 104.14 sq. mtrs to Mr. Mohan Bhimashankar Mhanta

Opinion

That on the basis of the documents mentioned in schedule –II of this report and on the basis of search taken by me in the office of Sub – Registrar, Solapur, the title of **1. Mr. Arvind Ambaji Bingundi 2. Mrs. Jyoti Ambaji Bingundi** is clear and marketable without any encumbrance of what so ever type.

This search and title verification report is dated 31/08/2026.

Thanking You

MANISH
GOURISHANKAR ADAM
KAR ADAM

Digitally signed by
MANISH
GOURISHANKAR ADAM
Date: 2026.08.31
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(Manish G. Adam)
Advocate

As per your instructions we have carried out the searches of Extract of Index-II in the Office/s of Sub-Registrar for 13 year i.e. for 2014-2026 vide Receipt No. /Challan No. MH008330565202627U/1115356409 dt. 14/08/2026.

The Office of Sub-Registrar:-

2011	NIL
2012	NIL
2013	NIL
2014	Relinquishment Deed bearing Sr. No. 925 dt.28/01/2014 executed between 1. Mr. Hanmantu Daulappa Kawale 2. Mr. Sidram Daulappa Kawale 3. Mr. Mallikarjun Dualappa Kawale 4. Laxman Daulappa Kawale and 1. Smt. Sundarabai Daulappa Kawale 2. Mrs. Supriya Parmeshwar Sonawane 3. Mrs. Prabavathi Arjun Narayankar
2015	NIL
2016	NIL
2017	NIL
2018	NIL
2019	NIL

2020	Sale Deed bearing Sr. No. 895 dt. 24/02/2020 executed between 1. Mr. Arvind Ambaji Bingundi 2. Mrs. Jyoti Arvind Bingundi and 1. Mr. Hanmantu Daulappa Kawale 2. Mr. Sidram Daulappa Kawale 3. Mr. Mallikarjun Dualappa Kawale 4. Mr. Laxman Daulappa Kawale
2021	NIL
2022	NIL
2023	NIL
2024	NIL
2025	NIL
2026	NIL

The Papers given to us are returned with the report.

Thanking You
(Manish G. Adam
Advocate

**MANISH
GOURISHAN
KAR ADAM**

Digitally signed by
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GOURISHANKAR
ADAM
Date: 2026.08.31
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CHALLAN
MTR Form Number-6



GRN	MH008330565202627U	BARCODE			Date	14/08/2026-13:47:38		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 PND1_JT DISTT REGISTRAR PUNE URBAN					Full Name		manish gourishankar adam			
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)					
					Amount In		Three Hundred Twenty Five Rupees Only			
Total				325.00	Words					
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	00040572026081404507		CPAHDBGGI3	
Cheque/DD No.					Bank Date	RBI Date	14/08/2026-13:24:48		Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID : 856780684

Mobile No. : XXXXXX5045

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.

MH008330565202627U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
14 Aug 2026	Receipt	Receipt no.: 1115356409
	Name of the Applicant :	manish gourishankar adam
	Details of property of which document has to be searched :	Dist :Solapur Village :Solapur Kasabe S.No/CTS No/G.No. : 168
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH008330565202627U		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		