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LEGAL SCRUTINY REPORT

Ref. No.: LPC/Legal Report/ ICICIHFL/13/Aug.'2026

Date: 28/08/2026

LAN No: 77000344988

To,
ICICI Home Finance Company Ltd.,
(Mumbai Branch)

Nashik

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of Mr. Raju Kumar and Meenakshi Kumar
(Proposed Purchasers)

PART I: PROPERTY DETAILS:

1. Name of the Applicant/Borrower/s : Mr. Raju Kumar
2. Name of the Co-applicant/s: (if any) : Meenakshi Kumar
3. Type of Loan : Home Loan
4. Purpose of Loan : Fresh Purchase from the Builder
5. Name of the Property Owner/s : M/s. Varad Infra a Partnership Firm
6. Nature / Status of the Property : Freehold
7. Type of Property : Residential

8. Description of the Property (with Boundaries):

All that piece and parcel of property bearing **Flat No. 502** area adm. 41.00 Sq. Mtrs. carpet on **Fifth Floor** in the scheme known as "**VARAD LAXMI**" constructed on **Plot No. 03** area adm. 362.00 Sq. Mtrs. out of **Survey No. 231/2B/232/1/3/7/A** situated at village **Ambad Khurd**, Tal. & Dist. Nashik within the limits of Nashik Municipal Corporation Nashik and bounded as under:

East	:	Lift & Flat No. 503
West	:	Marginal Space and Plot No. 02
South	:	Flat No. 501
North	:	Marginal Space & Survey No. 231/1

PART II: LIST OF DOCUMENTS SUBMITTED BEFORE ME/US FOR SCRUTINY AND LEGAL OPINION: (PHOTOCOPIES)

- a) Draft of Agreement for Sale executed by M/s. Varad Infra a Partnership Firm through its Partner Mr. Ratan Vithoba Datir, Mr. Divesh Suresh Patil, Mr. Uttam Vithoba Datir & Mrs. Surekha Suresh Dhamane in favour of Mr. Raju Kumar and Meenakshi Kumari
- b) Sale Deed Registered at Sr. No. 11117/2023 on 05/09/2023 at Nashik-5 executed by Mr. Chandrkant Ramdas Pingale & Mrs. Shobha Chandrkant Pingale in favour of M/s. Varad

- Infra a Partnership Firm through its Partner Mr. Ratan Vithoba Datir, Mr. Divesh Suresh Patil, Mr. Uttam Vithoba Datir & Mrs. Surekha Suresh Dhamane in respect of Plot No. 03
- c) Final Layout Order bearing No. Nagarrachana Vibhag/Antim/15/2023 Dt. 09/06/2023
- d) Notice by Tahasil Karyalay Nashik bearing No. Astha-1/42-B/SR/226/2022 Dt. 25/08/2022
- e) 7/12 Extract Dt.01/11/2025
- f) Title Search Report Dt. 25/09/2025 by Adv. Chandrakant Govind Khule

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

Survey No. 231

- i) Previously, **Survey No. 231**, situated at village **Ambad Khurd**, Tal. & Dist. Nashik was owned by Mr. Punja Jivram Datir, Mr. Ramkrushna Jivram Datir and Namdeo Jivram Datir in the year 1990 and before.
- ii) It appears by M. E. No. 1735 Dt. 23/02/1990 that as per the order of Tahasildar Dt. 14/02/1990, Mr. Punja Datir made internal partition of their properties as follows,

Survey No.	Area (H.R.)	Name of Owner
231/A/1	00H. 30 R.	Mr. Punja Jivram Datir
232/A/1	00H. 55 R	
232/A/3	00H. 31 R	
231/A/5	00H. 30R	
232/A/8	00H.13R.	
232/A/6	00H.32R	
232/A/2	00H.28R	Mr. Ramkrushna Jivram Datir
232/A/5	00H.55R	
231/B	1320.00 Sq. Mtrs.	
231/6	00H.25.80 R.	
231/A/2	00H.58R.	Sitaram Tukaram Datir
231/A/4	01H.00R	
232/A/10	00H. 47R.	Laxman Tukaram Datir
231/A/3	00H. 72R.	Through guardian Nakubai Tukaram Datir
232/A/4	00H.33R.	Namdeo Jivram Datir
232/A/7	00H. 58.72R.	
232/B	271.00 Sq. Mtrs.	
232/A/9	00H.30R.	

Accordingly M.E. No. 1735 was made & certified.

Survey No. 231/A/2

- iii) It appears by M. E. No. 4317 Dt. 06/01/2006 that Mr. Sitaram Tukaram Datir and Mr. Laxman Tukaram Datir through GPA holder Mr. Chandrakant Ramdas Pingle made layout of **Land** area adm, 2000.00 Sq. Mtr. out of Survey No. 231/A/2 Part . As per approved layout 7/12 Extract of plot area was separated as follows:

Survey No.	Area (Sq. Mtr.)
231/A/2/B	Plot No. 1 to 7
231/A/2/C	Open Space -200.00 Sq. Mtr.
231/A/2/D	Colony Road -328.55 Sq. Mtr.
231/A/2/E	MSEB – 25.00 Sq. Mtr.
231/A/2/A	Remaining area adm. 3800.00 Sq. Mtr.

Accordingly M. E. No. 4317 was made and certified.

- iv) It appears by M. E. No. 4834 Dt. 17/08/2007 and Sale Deed registered at Sr. No. 7498/2007 on 16/08/2007 at Nashik-1 that Mr. Chandrakant Ramdas Pingle purchased **Land** area adm 00H. 38R. out of **Survey No. 231/A/2/A** situated at village **Ambad Khurd**, Tal. & Dist. Nashik from Mr. Sitaram Tukaram Datir, Mr. Laxman Tukaram Datir, Mrs. Mirabai Sitaram Datir, Mrs. Kalpana Laxman Datir & Mrs. Jijabai Sudam Ghode . Accordingly M.E. No. 4834 was made & certified.

Survey No. 231/A/3

- v) It appears by M. E. No. 2442 Dt. 29/08/1998 that Namdeo Jivram Datir and others made internal partition of their properties as follows:

Sr. No.	Name of Owner	Survey Number	Area
1.	Namdeo Jivram Datir	232/A/7	00 H 20 R
2.	Nivrutti Namdeo Datir	232/B	271.00 Sq. Mtrs.
3.	Suresh Namdeo Datir	232/A/4	00 H 28 R
		232/A/9	00 H 30 R
		231/A/3	00 H 72 R
		232/A/7	00 H 38 R

Accordingly M.E. No. 2442 was made and certified.

- vi) It appears by Development Agreement registered at Sr. No. 4041/2006 on 11/07/2006 at Nashik-4 and General Power of Attorney registered at Sr. No. 4042/2006 on 11/07/2006 at Nashik-4 that Mr. Suresh Namdeo Datir, Mrs. Sunita Suresh Datir & Others entered into Development Agreement in respect of **Land** area adm. 00H. 40R. out of **Survey No. 231/A/3** total area adm. 00 H 72 R situated at village **Ambad Khurd**, Tal. & Dist. Nashik with Mr. Satyaprakash Shyamlal Gupta, Mrs. Lina Ajay Gupta & Mrs. Gagan Satyaprakash Gupta.
- vii) It appears by Sale Deed registered at Sr. No. 1843/2007 on 02/03/2007 at Nashik-1 that Mrs. Shobha Chandrakant Pingle purchased Land area adm. 00H. 20R out of **Survey No. 231/A/3** total area adm. 00 H 72 R situated at village **Ambad Khurd**, Tal. & Dist. Nashik from Mr. Suresh Namdeo Datir, Mrs. Sunita Suresh Datir.
- viii) It appears by Sale Deed registered at Sr. No. 9443/2008 on 01/10/2008 at Nashik-1 that Mrs. Shobha Chandrakant Pingle purchased Land area adm. 00H. 12R out of **Survey No. 231/A/3** total area adm. 00 H 72 R situated at village **Ambad Khurd**, Tal. & Dist. Nashik from Mr. Suresh Namdeo Datir, Mrs. Sunita Suresh Datir and others.
- ix) It appears by Sale Deed registered at Sr. No. 3992/2010 on 28/04/2010 at Nashik-5 that Mr. Chandrakant Ramdas Pingle purchased **Land** area adm 00H. 40R. out of **Survey No. 231/A/3** total area adm. 00 H 72 R situated at village **Ambad Khurd**, Tal. & Dist. Nashik from Mr. Suresh Namdeo Datir, Mrs. Sunita Suresh Datir & Others with Consent of Mr. Satyaprakash Shyamlal Gupta, Mrs. Lina Ajay Gupta & Mrs. Gagan Satyaprakash Gupta .

Survey No. 231/A/4

- x) It appears by M. E. No. 4835 Dt. 17/08/2007 and Sale Deed registered at Sr. No. 7499/2007 on 16/08/2007 at Nashik-1 that Mrs. Shobha Chandrakant Pingle through GPA holder Mr. Chandrakant Ramdas Pingle purchased **Land** area adm. 00H. 45R. out of **Survey No. 231/A/4** total area adm. 01 H 00 R situated at village **Ambad Khurd**, Tal. & Dist. Nashik from Mr. Sitaram Tukaram Datir, Mr. Laxman Tukaram Datir, Mrs. Mirabai Sitaram Datir, Mrs. Kalpana Laxman Datir & Mrs. Jijabai Sudam Ghode . Accordingly M.E. No. 4835 was made & certified.
- xi) It appears by M. E. No. 8190 Dt. 11/01/2012 that as per the order of TLR Dt. 31/12/2011 and as per the order of Tahasildar Dt., 10/01/2012, Hissa form No. 12 was made applicable to the said property. As per said order Survey No. 231 was separated as follows,

Survey No.	Area (H.R.)	Name of Owner
231/1	00h. 28 R. + PK 00 H 02R.	SunandaVikhankar and others
231/2	01H. 43R. + PK 00H. 12R.	Chandrakant Ramdas Pingle-00H. 78R Shobha Chandrakant Pungle 00H. 77R.
231/3	00H 18 R. + PK 00 H 02R.	Kunal Construction

- xii) It appears by M. E. No. 13711 Dt. 30/01/2021 and Exchange Deed registered at Sr. No. 740/2021 on 19/01/2021 at Nashik-6 that Mrs. Shobha Chandrakant Pingle entered into Exchange Deed with Mr. Laxman Tukaram Datir and Mr. Sitaram Tukaram Datir. As per this Exchange Deed, Mrs. Shobha Chandrakant Pingle acquired ownership in respect of **Land** area adm. 00H. 07R out of Survey No. 232/1 and Mr. Laxman Tukaram Datir and Mr. Sitaram Tukaram Datir acquired ownership in respect of **Land** area adm. 00H. 07R out of Survey No. 231/2. Accordingly M.E. No. 13711 was made & certified.

Survey No. 232

- xiii) Previously, **Survey No. 232**, situated at village **Ambad Khurd**, Tal. & Dist. Nashik was owned by Mr. Punja Jivram Datir, Mr. Ramkrushna Jivram Datir and Namdeo Jivram Datir in the year 1990 and before.
- xiv) It appears by M. E. No. 1735 Dt. 23/02/1990 that as per the order of Tahasildar Dt. 14/02/1990, Mr. Punja Datir made internal partition of their properties as follows,

Survey No.	Area (H.R.)	Name of Owner
231/A/1	00H. 30 R.	Mr. Punja Jivram Datir
232/A/1	00H. 55 R	
232/A/3	00H. 31 R	
231/A/5	00H. 30R	
232/A/8	00H.13R.	
232/A/6	00H.32R	
232/A/2	00H.28R	Mr. Ramkrushna Jivram Datir
232/A/5	00H.55R	
231/B	1320.00 Sq. Mtrs.	
231/6	00H.25.80 R.	
231/A/2	00H.58R.	Sitram Tukaram Datir Laxman Tukaram Datir Through guardian Nakubai Tukaram Datir Namdeo Jivram Datir
231/A/4	01H.00R	
232/A/10	00H. 47R.	
231/A/3	00H. 72R.	
232/A/4	00H.33R.	
232/A/7	00H. 58.72R.	
232/B	271.00 Sq. Mtrs.	
232/A/9	00H.30R.	

Accordingly M.E. No. 1735 was made & certified.

Survey No. 232/A/1/B

- i) It appears by M. E. No. 3216 Dt. 30/08/2001 that Punja Jivram Datir made internal partition of Survey No. 232/A/1 on 09/09/2001 as follows,

Survey No.	Area (Sq. Mtr.)	Name of Owner
232/A/1/1	2165.00 Sq. Mtr.	Dilip Punja Datir
232/A/1/2	3335.00 Sq. Mtr.	Dattu Punja Datir

Accordingly M. E. No. 3216 was made and certified.

- ii) It appears that Mr. Dattu Punja Datir entered into Development Agreement with Mr. Chandrakant Ramdas Pingale & Mrs. Shobha Chandrakant Pingale in respect of Land area adm. 1000.00 Sq. Mtrs., out of **Survey No. 232/A/1** area adm. 3335.00 Sq. Mtrs., situated at village **Ambad Khurd**, Tal. & Dist. Nashik, as per Development Agreement registered at Sr. No. 11920/2000 and General Power of Attorney registered at Sr. No. 11921/2000 on 13/09/2000 at Nashik-1.
- iii) It appears that Mr. Dattu Punja Datir entered into Development Agreement with Mr. Chandrakant Ramdas Pingale in respect of Land area adm. 2335.00 Sq. Mtrs., out of **Survey No. 232/A/1** area adm. 3335.00 Sq. Mtrs., situated at village **Ambad Khurd**, Tal. & Dist. Nashik, as per Development Agreement registered at Sr. No. 7912/2001 and General Power of Attorney registered at Sr. No. 7913/2001 on 15/06/2001 at Nashik-1
- iv) It appears by M. E. No. 3711 Dt. 29/09/2003 that Mr. Dattu Punja Datir and Dilip Punja Datir made layout of land area adm. 2995.00 Sq. Mtrs., out of Survey No. 232/A/1 and Survey No. 232/A/1/2 area adm. 2165.00 Sq. Mtrs.. As per approved layout Survey Number of Plotted area is changed as Survey No. 232/A/1/A+232/1/B/2. Therefore remaining area adm. 340.00 Sq. Mtrs., out of Survey No. 232/A/1 is re Numbered as **Survey No. 232/A/1/B**. Accordingly M.E. No. 3711 was made and certified.
- v) It appears by Sale Deed registered at Sr. No. 9113/2012 on 05/09/2012 at Nashik-4 that Mr. Sanjay Pundalik Gharte purchased **Survey No. 232/A/1/B** area adm. 340.00 Sq. Mtrs., situated at village **Ambad Khurd**, Tal. & Dist. Nashik Mr. Dattu Punja Datir through GPA holder Mr. Chandrakant Ramdas Pingale & Mrs. Shobha Chandrakant

Pingale with the consent of Mr. Chandrakant Ramdas Pingale & Mrs. Shobha Chandrakant Pingale.

- vi) It appears by Lis-Pendence Notice registered at Sr. No. 3824/2013 on 30/03/2013 at Nashik-4 that Mr. Dattu Punja Datir filed Spl. Civil Suit No. 113/2013 against Mr. Chandrakant Ramdas Pingale, Shobha Chandrakant Pingale, Mr. Sanjay Pundalik Gharate in respect of **Survey No. 232/A/1B** area adm. 340.00 Sq. Mtrs., situated at village **Ambad Khurd**, Tal. & Dist. Nashik. As per online record, said suit is disposed off on 14/09/2018.
- vii) It appears that Mr. Dasharath Dattu Datir and Manisha Dattu Datir alias Manish Ankur Jundhare filed Spl. Civil Suit No. 454/2013 against Mr. Dattu Punja Datir and others in respect of **Survey No. 232/A/1. Plot no. 1 & 9 to 18** situated at village **Ambad Khurd**, Tal. & Dist. Nashik. As per online record, said suit is disposed off on 14/07/2018.
- viii) It appears by M. E. No. 2442 Dt. 29/08/1998 that Namdeo Jivram Datir and others made internal partition of their properties as follows:

Sr. No.	Name of Owner	Survey Number	Area
1.	Namdeo Jivram Datir	232/A/7	00 H 20 R
2.	Nivrutti Namdeo Datir	232/B	271.00 Sq. Mtrs.
		232/A/4	00 H 28 R
3.	Suresh Namdeo Datir	232/A/9	00 H 30 R
		231/A/3	00 H 64 R
		232/A/7	00 H 38 R

Accordingly M.E. No. 2442 was made and certified.

- ix) It appears by M. E. No. 6924 and Sale Deed registered at Sr. No. 5411/2010 on 09/06/2010 at Nashik-3 that Mr. Chandrakant Ramdas Pingale purchased land area adm. 800.00 Sq. Mtrs., out of **Survey No. 232/A/9** area adm. 3000.00 Sq. Mtrs., situated at village **Ambad Khurd**, Tal. & Dist. Nashik from Mr. Nivrutti Namdev Datir, Mrs. Muktabai Nivrutti Datir and others. Accordingly M.E. No. 6924 was made and certified.
- x) It appears by Sale Deed registered at Sr. No. 8249/2012 on 08/08/2012 at Nashik-4 that Mr. Nivrutti Datir purchased land area adm. 800.00 Sq. Mtrs., out of **Survey No. 232/A/9** area adm. 3000.00 Sq. Mtrs., situated at village **Ambad Khurd**, Tal. & Dist. Nashik from Mr. Chandrakant Ramdas Pingale.
- xi) It appears by M. E. No. 11900 Dt. 16/02/2018 that as per the order of TLR Dt. 27/12/2017 and as per the order of Tahasildar Dt. 15/01/2018, Hissa form no. 12 was made applicable to the Survey No. 232/A/1B, Survey No. 232/B, Survey No. 232/A/2 to Survey No. 232/A/10. As per said order said Survey Number was separated into various hissa, some area as follows,

Survey No.	Area	Name of Owner
232/1	00 H. 10.40 R. i.e. 1040.00 Sq. Mtrs.,	Mr. Sitaram Tukaram Datir & Mr. Laxman Tukaram Datir- 700.00 Sq. Mtrs., Mr. Sanjay Pundalik Gharte- 340.00 Sq. Mtrs.,
232/3	00H. 11R. i.e. 1100.00 Sq. Mtrs.	Mr. Nivrutti Namdeo Datir
232/7	00H. 11.57R. i.e. 1157.00 Sq. Mtrs.,	Mr. Nivrutti Namdeo Datir

Accordingly M.E. No. 11900 was made & certified.

Survey No. 232/1

- xv) It appears by M. E. No. 13711 Dt. 30/01/2021 and Exchange Deed registered at Sr. No. 740/2021 on 19/01/2021 at Nashik-6 that Mrs. Shobha Chandrakant Pingle entered into Exchange Deed with Mr. Laxman Tukaram Datir and Mr. Sitaram Tukaram Datir. As per this Exchange Deed, Mrs. Shobha Chandrakant Pingle acquired ownership in respect of **Land** area adm. 00H. 07R out of **Survey No. 232/1** and Mr. Laxman Tukaram Datir and Mr. Sitaram Tukaram Datir acquired ownership in respect of Land area adm. 00H. 07R out of Survey No. 231/2. Accordingly M.E. No. 13711 was made & certified.

Survey No. 232/3

- xii) It appears by M. E. No. 12897 Dt., 13/09/2019 and Sale Deed registered at Sr. No. 6277/2019 on 07/09/2019 at Nashik-1 that Mr. Chandrakant Ramdas Pingle purchased **Survey No. 232/3** adm. 00H. 11R i.e. 1100.00 Sq. Mtrs., situated at village **Ambad Khurd**, Tal. & Dist. Nashik from Mr. Nivrutti Namdeo Datir with Consent of Mr. Dipak Nivrutti Datir, Mr. Tushar Nivrutti Datir, Mrs. Jyoti Yogesh Bhor & Mrs. Muktabai Nivrutti Datir. Accordingly M.E. No. 12897 was made & certified.

Survey No. 232/7

- xiii) It appears by M. E. No. 13444 Dt. 13/10/2020 and Gift Deed registered at Sr. No. 7526/2020 on 13/10/2020 at Nashik-4 that Mr. Nivrutti Namdeo Datir gifted Land area adm. 00H. 11.57 R, out of **Survey No. 232/7** situated at village **Ambad Khurd**, Tal. & Dist. Nashik to Mr. Dipak Nivrutti Datir. Accordingly M.E. No. 13444 was made & certified.
- xiv) It appears by M. E. No. 15654 Dt. 11/07/2023 that Mr. Dipak Nivrutti Datir, Mr. Sanjay Pundalik Gharate, Shobha Chandrakant Pingale and Chandrakant Ramdas Pingle made layout of Land area 01 H 48 R out of Survey No. 231/2, Survey No. 232/1 total area adm. 1040.00 Sq. Mtrs., Survey No. 232/3 area adm. 1100.00 Sq. Mtrs. Assistant Director Town adm. 1157.00 Sq. Mtrs., thus total area adm. 18,097.00 Sq. Mtrs. Planning Department Nashik approved layout as per Order bearing no. Nagarrachana Vibhag/Antim/15/2023 Dt. 09/06/2023. Tahasildar Nashik granted Sanad as per Order bearing No. Astha-1/42-B/S.R./226/2022 Dt. 30/08/2022. As per approved layout, said land is divided into various plots and all plots were shown in the name of Mr. Dipak Nivrutti Datir, Mr. Sanjay Pundalik Gharate, Shobha Chandrakant Pingale and Chandrakant Ramdas Pingle. Further as per approved layout, Survey number shows as **Survey No. 231/2B/232/1/3/7/A**. Accordingly M.E. No. 16564 was made and certified.
- xv) It appears by Partition Deed registered at Sr. No. 4910/2023 on 01/07/2023 at Nashik-6 that Mr. Chandrakant Ramdas Pingle, Mrs. Shobha Chandrakant Pingale, Mr. Sanjay Pundalik Gharate & Mr. Deepak Nivrutti Datir entered into partition deed in respect of Plots out of **Survey No. 231/2B/232/1/3/7/A** (previous Survey No. 231/2, 232/1, 232/7 & 232/3), as follows:

Name of Owner	Plot No.
Mr. Chandrakant Ramdas Pingle,	01 to 29,
Mrs. Shobha Chandrakant Pingale	32
Mr. Deepak Nivrutti Datir	30, 31

As, Mr. Sanjay Pundalik Gharate acquired ownership of land area adm. 340.00 Sq. Mtrs., out of Survey No. 232/1, as per Final Layout, said area is acquired for D.P. Road and Colony Road. Hence he has not acquired ownership in plotted area.

- xvi) It appears by Sale Deed registered at Sr. No. 11117/2023 on 05/09/2023 at Nashik-5, that M/s. Varad Infra a Partnership Firm through its Partner Mr. Ratan Vithoba Datir, Mr. Divesh Suresh Patil, Mr. Uttam Vithoba Datir & Mrs. Surekha Suresh Dhamane purchased **Plot No. 03** area adm. 362.00 Sq. Mtrs. out of **Survey No. 231/2B/232/1/3/7/A** situated at village **Ambad Khurd**, Tal. & Dist. Nashik from Mr. Chandrakant Ramdas Pingle & Mrs. Shobha Chandrakant Pingale.
- xvii) It appears that M/s. Varad Infra a Partnership Firm through its Partner Mr. Ratan Vithoba Datir, Mr. Divesh Suresh Patil, Mr. Uttam Vithoba Datir & Mrs. Surekha Suresh Dhamane decided to develop the said plot and obtained Commencement Certificate by NMC bearing No. NMCB/B/2025/APL/21332 Dt. 17/09/2025.
- xviii) It appears by Draft of Agreement for Sale that Mr. Raju Kumar and Meenakshi Kumari intend to purchase **Flat No. 502** area adm. 41.00 Sq. Mtrs. carpet on **Fifth Floor** in the scheme known as "**VARAD LAXMI**" constructed on **Plot No. 03** area adm. 362.00 Sq. Mtrs. out of **Survey No. 231/2B/232/1/3/7/A** situated at village **Ambad Khurd**, Tal. & Dist. Nashik from M/s. Varad Infra a Partnership Firm through its Partner Mr. Ratan Vithoba Datir, Mr. Divesh Suresh Patil, Mr. Uttam Vithoba Datir & Mrs. Surekha Suresh Dhamane.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

- a. Draft of Agreement for Sale executed by M/s. Varad Infra a Partnership Firm through its Partner Mr. Ratan Vithoba Datir, Mr. Divesh Suresh Patil, Mr. Uttam Vithoba Datir & Mrs. Surekha Suresh Dhamane in favour of Mr. Raju Kumar and Meenakshi Kumari

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 years have been scrutinized; if not give reasons? – **I have not perused Original Title Deeds at the time of issuing this 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 – Years (If Yes 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? – **NA**
- 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**

Search Report Details	: MH009226084202627E (1506787968)
Search Conducted Years	: 2014 to 2026
Name of the Advocate / Searcher	: Adv. Pawan Chandratre
Search Report Date	: 29/08/2026

I have taken online search on IGR website of the record available at that time for the year 2014 to 2026 (13 Years). Some Index-II entries may not be found due to non-availability of record on IGR website / due to technical issues / human error. Out of

available record, as per my opinion, no adverse entry is found in respect of the said property. As per the documents produced before me, I am of the opinion that there is no encumbrance on the said property.

- 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 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. Raju Kumar and Meenakshi Ku** would derive a valid, clear, marketable and unencumbered title in the property/ies stated above after registration of Agreement for Sale in their favour.

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co borrower **Mr. Raju Kumar and Meenakshi Kumari**

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: -

- Original registered Agreement for Sale executed by M/s. Varad Infra a Partnership Firm through its Partner Mr. Ratan Vithoba Datir, Mr. Divesh Suresh Patil, Mr. Uttam Vithoba Datir & Mrs. Surekha Suresh Dhamane in favour of Mr. Raju Kumar and Meenakshi Kumari & its RR
- Original NOC from the Builder to mortgage the said Unit in favour of ICICI Home Finance Company Ltd.
- Original Own Contribution Receipts (OCR) by the Builder
- Photocopy of latest 7/12 Extract of the said property

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

NIL

REMARKS (if any): - NIL

Yours Faithfully,



Advocate

Pawan P. Chandratre

B.Com., LL.B. Advocate
 Off.1, Second Floor, Kuruvilla House,
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 Sharanpur Road, Nashik - 5.