



CHALLAN
MTR Form Number-6



GRN	MH006979533202627E	BARCODE			Date	23/07/2026-18:17:44		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 NSK1_HQR SUB REGISTRAR NASHIK 1					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)					
					Flat No. 06 Plot No. 03 The Sindhi Displaced Persons CHSL Plot No 31 to					
					34 S No 649/A1/1A/8 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.	69103332026072317576		2997711010	
Cheque/DD No.					Bank Date	RBI Date	23/07/2026-18:20:32		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, Pandit Colony Oppo Sindhu Sagar School, Nashik 422005

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

Hand Handle: 8087195657

LEGAL SCRUTINY REPORT

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

Date: 23/07/2026

Initiation Date: 21/07/2026

LAN No: 77000362419

To,
ICICI Home Finance Co Ltd.,
Branch- Panchavati
Branch Code : 10818

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of Mr. Mayur Manohar Sewani.

PART I: PROPERTY DETAILS:

- | | | |
|---|---|---------------------------------|
| 1. Name of the Applicant/Borrower/s | : | Mr. Mayur Manohar Sewani |
| 2. Name of the Co-applicant/s: (if any) | : | Nil |
| 3. Type of Loan | : | Resale Purchase |
| 4. Purpose of Loan | : | Resale Purchase |
| 5. Name of the Property Owner/s | : | Mr. Sanjay Harishkumar Harwani. |
| 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 **Flat No. 06** having area admeasuring 159.82 Sq. Meters along with Balcony situated at **6th Floor** along with allotted parking area admeasuring 09.29 Sq. Meters in the building construction on Plot No. 03 (03A + 03B area admeasuring 348.38 Sq. Meter) in the Society named as **"The Sindhi Displaced Persons Co-Operative Ltd.,"** on **Plot No. 31, 32, 33 and 34** having total area admeasuring 00H 42.84Ares (having Final Plot No. 342+343+344 and 345)

bearing **Survey No. 649/A1/1A/8** (having CTS No. 6862) situated at Village Nashik, within the limits of Nashik Municipal Corporation, Tal. and Dist. Nashik and same is bounded as under-

East	West	North	South
As per site plan	As per site plan	As per site plan	As per site plan

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 Mr. Sanjay Harishkumar Harwani in favor of Mr. Mayur Manohar Sewani.
2. Copy of Completion Certificate No. Outward No./NNV/A1/30426 dated 30/06/2022 issued by Nashik Municipal Corporation.
3. Copy of Revised Commencement Certificate No. LND/BP/A1/35/2022 dated 21/06/2022 issued by Nashik Municipal Corporation
4. Copy of Commencement Certificate No. LND/BP/216 dated 29/05/1989 issued by Nashik Municipal Corporation.
5. Copy of Partition Deed dated 27/09/2018 registered with sub registrar office vide document No. NSN-4-8365/2018 dated 28/09/2018 executed between Mr. Sandeep Harishkumar Harwani and Mr. Chamundamal Jivatram Walecha.
6. Copy of Commencement Certificate No. LND/BP/NSK/A1/28/796 dated 02/06/2014 issued by Nashik Municipal Corporation.
7. Copy 7/12 and 6D Mutation Entries

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

1. It is observed that, originally N. A. Plot No. 31, 32, 33 and 34 was owned and possessed by Mr. Trimbak Appaji Kulkarni prior to 1964.
2. It is observed that, the Group of people has come together and formed the Co-Op. Housing Society Ltd. in the name and style as **“The Sindhi Displaced Persons Co-Operative Ltd.,”** and the said society is registered under the provisions of the Maharashtra Co-Operative Housing Societies Act with the registrar of the societies vide registration certificate dated 06/08/1957.
3. It is observed that, Mr. Trimbak Appaji Kulkarni has sold Plot No. 31, 32, 33 and 34 having total area admeasuring 00H 42.84Ares (having Final Plot No. 342+343+344 and 345) bearing Survey No. 649/A 1(P) (having CTS No. 6862) to The Sindhi Displaced Persons Co-Operative Housing Society Ltd. by way of Sale Deed registered with sub registrar office Mumbai vide document No. BOM-3575/1964 dated 23/11/1964.
4. It is observed that, The Sindhi Displaced Persons Co-Operative Housing Society Ltd. has applied for the conversion of the said land for Non-Agriculture Residential Usage with Collector of Nashik and Collector of Nashik has granted the permission for the same vide its letter No. LND/SR/794/62 dated 17/05/1962.

5. It is observed that, The Sindhi Displaced Persons Co-Operative Housing Society Ltd. has allotted Bungalow No. 3A constructed on Plot No. 03 to its Founder Member Mr. Chandumal Jivitrām Walecha and accordingly has handed over the possession of the bungalow to Mr. Chandumal Jivitrām Walecha.
6. It is observed that, The Sindhi Displaced Persons Co-Operative Housing Society Ltd. has allotted Bungalow No. 3B having plotted area admeasuring 174.19 Sq. Meters along with the construction thereon was originally allotted to Mr. Ramesh Ghanshyam Ahuja and accordingly has handed over the possession of the bungalow to Mr. Ramesh Ghanshyam Ahuja.
7. It is observed that, Mr. Ramesh Ghanshyam Ahuja has expired leaving behind his legal heirs namely – Smt. Sitabai Ramesh Ahuja and Mr. Dilip Ramesh Ahuja and accordingly the names of legal heirs has been recorded as members of the said society.
8. It is observed that, Smt. Sitabai Ramesh Ahuja and Mr. Dilip Ramesh Ahuja has sold Bungalow No. 3B area admeasuring 178.19 Sq. Meters along with the construction area admeasuring 114.97 Sq. Meters to Mr. Sanjay Harishkumar Harwani and Mr. Sandeep Harishkumar Harwani by way of Transfer Deed dated 31/05/2008 registered with sub registrar office vide document No. NSN-1-5648/2008 dated 04/06/2008. Further, the said society has accorded his consent No Objection Certificate for the said transfer vide letter dated 24/04/2008. Basis of the said deed Mr. Sanjay Harishkumar Harwani and Mr. Sandeep Harishkumar Harwani has been accepted as the member of the society.
9. It is observed that, Mr. Chandumal Jivatrām Walecha, Mr. Sanjay Harishkumar Harwani and Mr. Sandeep Harishkumar Harwani has prepared a building plan for construction on said Plot No. 03 (Bungalow No. 3A and 3B) and accordingly has obtained a Commencement Certificate from Nashik Municipal Corporation vide letter dated LND/BP/NSK/A1/28/796 dated 02/06/2014.
10. It is observed that, Mr. Chandumal Jivatrām Walecha, Mr. Sanjay Harishkumar Harwani and Mr. Sandeep Harishkumar Harwani has entered into an Partition Deed in respect of the construction made on Plot No. 03 (Bungalow No. 3A and 3B) and the said partition deed is duly registered with Sub registrar office vide document No. NSN-4-8365/2018 dated 28/09/2018. As per the said deed Flat No. 03 situated on third floor, 04 situated on fourth floor and 05 situated on fifth floor came into ownership and possession of Mr. Chandumal Jivatrām Walecha, Flat No. 01 situated on first floor, and 02 situated on second floor came into ownership and possession of Mr. Sandeep Harishkumar Harwani and **Flat No. 06 situated on sixth floor came into ownership and possession of Mr. Sanjay Harishkumar Harwani.** It is observed that, The Sindhi Displaced Persons Co-Operative Housing Society Ltd. has issued his certificate for accepting for partition / distribution of the said flat within the owners and accordingly has recorded the ownership of the respective flat in favor of respective owners.
11. It is observed that, Mr. Chandumal Jivatrām Walecha, Mr. Sanjay Harishkumar Harwani and Mr. Sandeep Harishkumar Harwani has prepared a revised building plan for construction on said Plot No. 03 (Bungalow No. 3A and 3B) and accordingly has obtained a Revised Commencement Certificate from Nashik Municipal Corporation vide letter dated LND/BP/A1/35/2022 dated 21/06/2022.
12. It is observed that, having completed the construction as per the said building plan Mr. Chandumal Jivatrām Walecha, Mr. Sanjay Harishkumar Harwani and Mr. Sandeep

Harishkumar Harwani has obtained the completion certificate from Nashik Municipal Corporation vide its letter No. Outward No./NNV/A1/30426 dated 30/06/2022.

13. It is observed that Mr. Mayur Manohar Sewani intend to purchase the **Flat No. 06** having area admeasuring 159.82 Sq. Meters along with Balcony situated at **6th Floor** along with allotted parking area admeasuring 09.29 Sq. Meters in the building construction on Plot No. 03 (03A + 03B area admeasuring 348.38 Sq. Meter) in the Society named as **“The Sindhi Displaced Persons Co-Operative Ltd.”** from Mr. Sanjay Harishkumar Harwani by way of Sale Deed and accordingly the draft of the Sale Deed is prepared.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

- a) Copy of Draft of Sale Deed executed by Mr. Sanjay Harishkumar Harwani in favor of Mr. Mayur Manohar Sewani.
- b) Copy of Completion Certificate No. Outward No./NNV/A1/30426 dated 30/06/2022 issued by Nashik Municipal Corporation.
- c) Copy of Revised Commencement Certificate No. LND/BP/A1/35/2022 dated 21/06/2022 issued by Nashik Municipal Corporation
- d) Copy of Commencement Certificate No. LND/BP/216 dated 29/05/1989 issued by Nashik Municipal Corporation.
- e) Copy of Partition Deed dated 27/09/2018 registered with sub registrar office vide document No. NSN-4-8365/2018 dated 28/09/2018 executed between Mr. Sandeep Harishkumar Harwani and Mr. Chamundamal Jivatram Walecha.
- f) Copy of Commencement Certificate No. LND/BP/NSK/A1/28/796 dated 02/06/2014 issued by Nashik Municipal Corporation
- g) Copy of 7/12 Extract and 6D Mutation Entry

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 2012 to 2025 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	: MH006979533202627E
Search Conducted Years	:-2013 to 2026
Name of the Advocate / Searcher	:-Adv. James M Kamble
Search Report Date	:-23/07/2026
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. Mayur Manohar Sewani** shall have a valid, clear, marketable and unencumbered title in respect of the property stated above **subject to execution and registration of Sale Deed.**

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co borrower **Mr. Mayur Manohar Sewani.** 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 Mr. Sanjay Harishkumar Harwani in favor of Mr. Mayur Manohar Sewani along with registration receipt and index II.
2. Certified Copy of Partition Deed dated 27/09/2018 registered with sub registrar office vide document No. NSN-4-8365/2018 dated 28/09/2018 executed between Mr. Sandeep Harishkumar Harwani Mr. Sanjay Harishkumar Harwani and Mr. Chamundamal Jivatram Walecha.
3. Original NOC for Mortgage issued by Mr. Sanjay Harishkumar Harwani in favor of ICICI Home Finance Ltd.
4. Original NOC for Mortgage issued by The Sindhi Displaced Persons Co-Operative Ltd in favor of ICICI Home Finance Ltd.
5. Original/Digitally signed 7/12 Extract of Plot.

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

1. Copy of MODT executed by Mr. Mayur Manohar Sewani in favor of ICICI Home Finance Company Ltd.
2. Original Index II of Notice of intimation by Mr. Mayur Manohar Sewani in favor of ICICI Home Finance Company 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 Title and 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.

Yours Faithfully,

KAMBLE
JAMES
MADHUKAR

Digitally signed by
KAMBLE JAMES
MADHUKAR
Date: 2026.09.28
12:13:59 +05'30'

Advocate

James M Kamble

Search Report

I/We have visited the office of the Sub-Registrar at Nashik through online web portal on 23/07/2026 vide Search Receipt No. MH006979533202627E 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)
2013	Nil	Nil	Nil	Nil	Nil	Nil
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	Partition Deed	Plot No. 03 (03A + 03B area admeasuring 348.38 Sq. Meter) in the Society named as “The Sindhi Displaced Persons Co-Operative Ltd.,” on Plot No. 31, 32, 33 and 34 having total area admeasuring 00H 42.84Ares (having Final Plot No. 342+343+344 and 345) bearing Survey No. 649/A1/1A/8 (having CTS No. 6862) situated at Village Nashik	Mr. Chandumal Jivatram Walecha, Mr. Sanjay Harishkumar Harwani and Mr. Sandeep Harishkumar Harwani	Nil	NSN-4-8365/2018 dated 28/09/2018	Nil
2019	Nil	Nil	Nil	Nil	Nil	Nil
2020	Nil	Nil	Nil	Nil	Nil	Nil
2021	Nil	Nil	Nil	Nil	Nil	Nil
2022	Nil	Nil	Nil	Nil	Nil	Nil
2023	Nil	Nil	Nil	Nil	Nil	Nil
2024	Nil	Nil	Nil	Nil	Nil	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)
2025	Nil	Nil	Nil	Nil	Nil	Nil
2026	Nil	Nil	Nil	Nil	Nil	Nil

PLACE: Nashik

DATE: 23/07/2026

KAMBLE JAMES
MADHUKAR

Digitally signed by
KAMBLE JAMES
MADHUKAR
Date: 2026.09.28 12:13:46
+05'30'

ADVOCATE

James M Kamble