



CHALLAN
MTR Form Number-6



GRN MH011132677202627E	BARCODE	Date 30/09/2026-12:41:19	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 KHD_KHED SUB REGISTRAR		Full Name Adv Sudhir P Rasal	
Location RATNAGIRI			
Year 2026-2027 One Time		Flat/Block No. Flat No. 301 Wariya Apartment	
Account Head Details		Premises/Building	
Amount In Rs.		Road/Street Khed	
0030072201 SEARCH FEE 325.00		Area/Locality Ratnagiri	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Search Fee of 2014 to 2026 CTS No. 3188 Situated at Khed, Tal. Khed,	
		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. 69103332026093012580 3007107484
Cheque/DD No.		Bank Date	RBI Date 30/09/2026-12:42:35 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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Advocate

Sudhir P. Rasal

B.A. LL.B.

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

LEGAL SCRUTINY REPORT

LAN No: 77000334228

Date: 30/09/2026

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

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of Mr. Tanzim Asif Chougule.

PART I: PROPERTY DETAILS:

Name of the Applicant/Borrower/s: Mr. Tanzim Asif Chougule.

Name of the Co-applicant/s: (if any): -

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

Name of the Property Owner/s: Mrs. Rabiya Abdul Ajij Baharun

Description of the Property (with Boundaries): CTS No. 3188/12 area 600.00 Sq. Mtr., Survey No. 202 Hissa No. 2/9 area 0.06.00 H.R., into which Flat No. 301, Municipal House No. KHED00002948, on Second Floor, Area admeasuring 960 Sq. Ft. Built Up (665 Sq. Ft., 440 Sq. Ft. Carpet + 295 Sq. Ft. Open Terrace) Total Area 81.219 Sq. Mtr. Built Up, into building named &

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styled "Wariya Apartment", Situated at Khed, within Municipal Council limit, Tal. Khed, Dist. Ratnagiri.

Nature / Status of the Property: Residential

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 Survey No. 202 Hissa No. 2/9 area 0.06.00 H.R.
2. Copy of Property Card of CTS No. 3188/12 area 600.00 Sq. Mtr.
3. Copy of Construction permission from Municipal Council Khed dated 26/06/2008
4. Copy of N.A permission from Collector Office Ratnagiri dated 16/01/2003
5. Copy of Floor Plan
6. Copy of Reg. Sale Deed in favour of Mrs. Rabiya Abdul Ajij Baharun dated 17/12/2009 vide Reg. No. 1546/2009
7. Copy of House Tax Receipt
8. Copy of Assessment Extract
9. Copy of Draft of Sale Deed in favour of Mr. Tanzim Asif Chougule

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

The landed property under search was previously owned by Mr. Sunil Nanalal Dhariya & Mr. Sanjiv Nanalal Dhariya. Accordingly their names were showing into revenue records of rights & 7/12 extract of said landed property under search.

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Further Mr. Sunil Nanalal Dhariya & Mr. Sanjiv Nanalal Dhariya sold out said landed property to N.B.S Developers Pvt. Ltd. through Director Mr. Bashir Ahmed Abdul Gaffor Patel etc. 4 by Reg. Sale Deed dated 20/02/2008 vide Reg. No. 253/2008. By this Sale Deed N.B.S Developers Pvt. Ltd. through Director Mr. Bashir Ahmed Abdul Gaffor Patel became owner of the said landed property under search. Accordingly their names were showing into revenue records of rights & 7/12 extract of said landed property under search.

After acquired all rights in the said landed property builder/developer decided to construct a residential building on said landed property. For that they obtained N.A permission from Collector Office Ratnagiri dated 16/01/2003 & Construction permission from Municipal Council Khed dated 26/06/2008. The plan of construction is also approved by concern authority.

After acquired all necessary permissions the builder/developer started & completed the construction of building named & styled "**Wariya Apartment**". Accordingly Municipal Council Khed allotted house number to the flats.

Further Mrs. Rabiya Abdul Ajij Baharun purchased Flat No. 301, Municipal House No. KHED00002948, on Second Floor, Area admeasuring 960 Sq. Ft. Built Up (665 Sq. Ft., 440 Sq. Ft. Carpet + 295 Sq. Ft. Open Terrace) Total Area 81.219 Sq. Mtr. Built Up, into building named & styled "**Wariya Apartment**", Situated at Khed, within Municipal Council limit, Tal. Khed, Dist. Ratnagiri from builder/developer by Reg. Sale Deed dated 17/12/2009 vide Reg. No. 1546/2009. By this Sale Deed Mrs. Rabiya Abdul Ajij Baharun became owner of said flat under consideration.

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Now Mr. Tanzim Asif Chougule decided to purchase Flat No. 301, Municipal House No. KHED00002948, on Second Floor, Area admeasuring 960 Sq. Ft. Built Up (665 Sq. Ft., 440 Sq. Ft. Carpet + 295 Sq. Ft. Open Terrace) Total Area 81.219 Sq. Mtr. Built Up, into building named & styled **“Wariya Apartment”**, Situated at Khed, within Municipal Council limit, Tal. Khed, Dist. Ratnagiri from Mrs. Rabiya Abdul Ajij Baharun. Accordingly Draft of Sale Deed is prepared between both Mrs. Rabiya Abdul Ajij Baharun (Vendor) & Mr. Tanzim Asif Chougule (Purchaser).

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

1. Reg. Sale Deed in favour of Mrs. Rabiya Abdul Ajij Baharun dated 17/12/2009 vide Reg. No. 1546/2009.

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? **Yes.**
- 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.**

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- 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? **No**
- 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 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: 30/09/2026
Note:-----
- 5.21 Whether EC is obtained? _____
EC Details: -
No. of Years EC Obtained:
Any Encumbrance to Specify:
EC Applied by: ----- Not Applicable

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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. Tanzim Asif Chougule** 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 **Mr. Tanzim Asif Chougule.**

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 Reg. Sale Deed in favour of Mrs. Rabiya Abdul Ajij Baharun dated 17/12/2009 vide Reg. No. 1546/2009
2. Original House Tax Receipt
3. Original Assessment Extract
4. Original Draft of Sale Deed in favour of Mr. Tanzim Asif Chougule.
5. Original Reg. Sale Deed in favour of Mr Tanzim Asif Chougule after execution.
6. Original N.O.C. of Society

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

1. Original N.O.I.

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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 Digitally signed
by Sudhir
Prabhakar Prabhakar Rasal
ar Rasal Date: 2026.09.30
17:47:45 +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 – 30/09/2026

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 CTS No. 3188/12 area 600.00 Sq. Mtr., Survey No. 202 Hissa No. 2/9 area 0.06.00 H.R., into which Flat No. 301, Municipal House No. KHED00002948, on Second Floor, Area admeasuring 960 Sq. Ft. Built Up (665 Sq. Ft., 440 Sq. Ft. Carpet + 295 Sq. Ft. Open Terrace) Total Area 81.219 Sq. Mtr. Built Up, into building named & styled “**Wariya Apartment**”, Situated at Khed, within Municipal Council limit, Tal. Khed, Dist. Ratnagiri.

Name of the Borrower: Mr. Tanzim Asif Chougule

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
CTS No. 3188/12 area 600.00 Sq. Mtr., Survey No. 202 Hissa No. 2/9 area	Area admeasuring 960 Sq. Ft. Built Up (665	Situated at Khed, within Municipal Council limit, Tal.	East – Main Door, Staircase & Entrance West- Front Margin North – Flat No. 302

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0.06.00 H.R., into which Flat No. 301, Municipal House No. KHED00002948, on Second Floor, Area admeasuring 960 Sq. Ft. Built Up (665 Sq. Ft., 440 Sq. Ft. Carpet + 295 Sq. Ft. Open Terrace) Total Area 81.219 Sq. Mtr. Built Up, into building named & styled "Wariya Apartment"	Sq. Ft., 440 Sq. Ft. Carpet + 295 Sq. Ft. Open Terrace) Total Area 81.219 Sq. Mtr. Built Up	Khed, Ratnagiri.	Dist.	South- Open Space
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SCHEDULE - II LIST OF DOCUMENTS PRODUCED

1. Copy of 7/12 Extract of Survey No. 202 Hissa No. 2/9 area 0.06.00 H.R.
2. Copy of Property Card of CTS No. 3188/12 area 600.00 Sq. Mtr.
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SCHEDULE - III LEGAL OPINION AND FINDING

The landed property under search was previously owned by Mr. Sunil Nanalal Dhariya & Mr. Sanjiv Nanalal Dhariya. Accordingly their names were showing into revenue records of rights & 7/12 extract of said landed property under search.

Further Mr. Sunil Nanalal Dhariya & Mr. Sanjiv Nanalal Dhariya sold out said landed property to N.B.S Developers Pvt. Ltd. through Director Mr. Bashir Ahmed Abdul Gaffor Patel etc. 4 by Reg. Sale Deed dated 20/02/2008 vide Reg. No. 253/2008. By this Sale Deed N.B.S Developers Pvt. Ltd. through Director Mr. Bashir Ahmed Abdul Gaffor Patel became owner of the said landed property under search. Accordingly their names were showing into revenue records of rights & 7/12 extract of said landed property under search.

After acquired all rights in the said landed property builder/developer decided to construct a residential building on said landed property. For that they obtained N.A permission from Collector Office Ratnagiri dated 16/01/2003 & Construction permission from Municipal Council Khed dated 26/06/2008. The plan of construction is also approved by concern authority.

After acquired all necessary permissions the builder/developer started & completed the construction of building named & styled "**Wariya Apartment**". Accordingly Municipal Council Khed allotted house number to the flats.

Further Mrs. Rabiya Abdul Ajij Baharun purchased Flat No. 301, Municipal House No. KHED00002948, on Second Floor, Area admeasuring 960 Sq. Ft. Built Up (665 Sq. Ft., 440 Sq. Ft. Carpet + 295 Sq. Ft. Open Terrace) Total Area 81.219 Sq. Mtr. Built Up, into building named & styled "**Wariya**

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Apartment", Situated at Khed, within Municipal Council limit, Tal. Khed, Dist. Ratnagiri from builder/developer by Reg. Sale Deed dated 17/12/2009 vide Reg. No. 1546/2009. By this Sale Deed Mrs. Rabiya Abdul Ajij Baharun became owner of said flat under consideration.

Now Mr. Tanzim Asif Chougule decided to purchase Flat No. 301, Municipal House No. KHED00002948, on Second Floor, Area admeasuring 960 Sq. Ft. Built Up (665 Sq. Ft., 440 Sq. Ft. Carpet + 295 Sq. Ft. Open Terrace) Total Area 81.219 Sq. Mtr. Built Up, into building named & styled "**Wariya Apartment**", Situated at Khed, within Municipal Council limit, Tal. Khed, Dist. Ratnagiri from Mrs. Rabiya Abdul Ajij Baharun. Accordingly Draft of Sale Deed is prepared between both Mrs. Rabiya Abdul Ajij Baharun (Vendor) & Mr. Tanzim Asif Chougule (Purchaser).

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 Mr. Tanzim Asif Chougule** have got the prospective ownership rights to the above flat under search which are absolute, clear, marketable and free from all encumbrances. The said flat can be mortgage by equitable mortgage.

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Advocate

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Yours Faithfully

**Sudhir
Prabhakar
Rasal**

Digitally signed
by Sudhir
Prabhakar Rasal
Date: 2026.09.30
17:48:53 +05'30'

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