



CHALLAN
MTR Form Number-6



GRN	MH010283080202627E	BARCODE			Date	16/09/2026-13:08:20		Form ID			
Department					Inspector General Of Registration						
Type of Payment					Search Fee						
Type of Payment					Other Items						
Office Name					PND1_JT DISTT REGISTRAR PUNE URBAN		Full Name		Nikhil Nandkishor Pawar		
Location					PUNE		Flat/Block No.				
Year					2026-2027 One Time		Premises/Building				
Account Head Details					Amount In Rs.		Road/Street				
0030072201 SEARCH FEE					325.00		Area/Locality				
							Town/City/District				
							PIN				
							Remarks (If Any)				
							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.		69103332026091612680 3005246784		
Cheque/DD No.					Bank Date		RBI Date		16/09/2026-13:09:27 Not Verified with RBI		
Name of Bank					Bank-Branch		IDBI BANK				
Name of Branch					Scroll No. , Date		Not Verified with Scroll				

Department ID : 574829129

Mobile No. : XXXXXX8880

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 नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

LEGAL SCRUTINY REPORT**LAN No: 77000308170****Date: 16.09.2026**

To,
ICICI Home Finance Company Ltd.
Nashik.

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of Shatabdi Pradip Jadhav and Babita Ajay Hivre

PART I: PROPERTY DETAILS:

- 1. Name of the Applicant/Borrower/s: Shatabdi Pradip Jadhav**
- 2. Name of the Co-applicant/s: (if any): Babita Ajay Hivre**
- 3. Type of Loan: RESALE PURCHASE**
- 4. Purpose of Loan: RESALE PURCHASE**
- 5. Name of the Property Owner/s: Aditi Kailashsingh Sisodiya**
- 6. Description of the Property (with Boundaries):** All that piece and parcel of the property **Flat No. 501** having carpet area admeasuring **78.14 Sq. Meters** on the **Fifth Floor** in the building known as "**SHREE RADHE RESIDENCY APARTMENT**" constructed on **Plot No. 45** having area admeasuring **348.50 Sq. Meters** (out of which area admeasuring **12.75 Sq. Meters** deducted for the purpose of road widening by Nashik Municipal Corporation, thereby remaining area admeasuring **335.75 Sq. Meters**) out of **Survey No. 10/2/PLOT/45** (bearing **CTS No. 1281**) + **TDR area admeasuring 134.28 Sq. Meters** situated at **Village Wadala** within the limits of Nashik Municipal Corporation Taluka **Nashik**, District **Nashik**.

Flat No. 501

East : 9.00 Meter Colony Road
West : Marginal Space
South : Flat No. 502
North : Colony Road

- 7. Nature / Status of the Property: Freehold**
- 8. 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 of Deed of Apartment executed by Aditi Kailashsingh Sisodiya in	Photocopy
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	favour of Shatabdi Pradip Jadhav in respect of Flat No. 501 in the building known as "SHREE RADHE RESIDENCY APARTMENT"	
2.	Deed of Apartment executed by Yash Buildcon Through its Proprietor Mrs. Sonali Bharat Pawar in favour of Aditi Kailashsingh Sisodiya in respect of Flat No. 501 in the building known as "SHREE RADHE RESIDENCY APARTMENT" which is registered in the office of Sub-Register Nashik – 3 at Sr. No. 11289/2024 dated 18.11.2024.	Photocopy
3.	Full Occupancy Certificate vide its No. NMCB/ FO/ 2024/ APL/ 06998 dated 23.09.2024.	Photocopy
4.	Building Commencement Certificate vide its No. NMCB/ B/ 2023/ APL/ 08120 dated 15.06.2023.	Photocopy
5.	Agreement for Sale executed by Yash Buildcon Through its Proprietor Mrs. Sonali Bharat Pawar in favour of Aditi Kailashsingh Sisodiya in respect of Flat No. 501 in the building known as "SHREE RADHE RESIDENCY APARTMENT" which is registered in the office of Sub-Register Nashik – 6 at Sr. No. 9985/2023 dated 07.12.2023.	Photocopy
6.	NA Permission No. MAHA/ KAKSHA – 3 / B.S.P.K./ 215/ 1997 dated 17.05.1997.	Photocopy
7.	Deed of Declaration executed by Yash Buildcon Through its Proprietor Mrs. Sonali Bharat Pawar in favour of Apartment Holders in respect of the building known as "SHREE RADHE RESIDENCY APARTMENT" constructed on Plot No. 45 having area admeasuring 348.50 Sq. Meters (out of which area admeasuring 12.75 Sq. Meters deducted for the purpose of road widening by Nashik Municipal Corporation, thereby remaining area admeasuring 335.75 Sq. Meters) out of Survey No. 10/2/PLOT/45 (bearing CTS No. 1281) + TDR area admeasuring 134.28 Sq. Meters situated at Village Wadala within the limits of Nashik Municipal Corporation Taluka Nashik, District Nashik which is registered in the office of Sub-Register Nashik – 6 at Sr. No. 9612/2024 dated 27.09.2024.	Photocopy
8.	TDR Sale Deed executed by Mr. Ranjit Narendra Mehta and others in favour of Yash Buildcon Through its Proprietor Mrs. Sonali Bharat Pawar in respect of area admeasuring 134.28 Sq. Meters out of TDR Certificate No. 1089 dated 28.03.2023 which is registered in the office of Sub-Register Nashik – 5 at Sr. No. 6304/2023 dated 19.05.2023.	Photocopy
9.	Sale Deed executed by Mr. Subhash Pemchand Nemade in favour of Yash Buildcon Through its Proprietor Mrs. Sonali Bharat Pawar in respect of Plot No. 45 having area admeasuring 348.50 Sq. Meters out of Survey No. 10/2 (bearing CTS No. 1281) situated at Village Wadala which is registered in the office of Sub-Register Nashik – 6 at Sr. No. 2984/2023 dated 26.04.2023.	Photocopy
10.	Layout Order No. JAVAK NO./ NAGAR RACHNA VIBHAG/ ANTIM/ NASHIK/ 12/ 122 dated 04.11.1999.	Photocopy
11.	Sale Deed executed by Mr. Vijay Sacchanand Pariyani in favour of Mr. Subhash Pemchand Nemade in respect of Plot No. 45 having area admeasuring 348.50 Sq. Meters out of Survey No. 10/2 situated at Village Wadala which is registered in the office of Sub-Register Nashik – 2 at Sr. No. 5129/2002 dated 14.11.2002.	Photocopy
12.	7/12 Extract dated 16.09.2026.	Photocopy
13.	6D Mutation Entries.	Photocopy



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

- a) NA Permission No. MAHA/ KAKSHA – 3 / B.S.P.K./ 215/ 1997 dated 17.05.1997.
- b) Layout Order No. JAVAK NO./ NAGAR RACHNA VIBHAG/ ANTIM/ NASHIK/ 12/ 122 dated 04.11.1999.
- c) Previously said property i.e., Plot No. 45 having area admeasuring 348.50 Sq. Meters out of Survey No. 10/2 situated at Village Wadala was owned and possessed by Mr. Vijay Sacchanand Pariyani.
- d) It appears from record that Sale Deed executed by Mr. Vijay Sacchanand Pariyani in favour of Mr. Subhash Pemchand Nemade in respect of Plot No. 45 having area admeasuring 348.50 Sq. Meters out of Survey No. 10/2 situated at Village Wadala which is registered in the office of Sub-Register Nashik – 2 at Sr. No. 5129/2002 dated 14.11.2002. Hence Purchaser name was recorded in record of rights. Hence **M. E. No. 6339** was made & certified.
- e) It appears from the record that correction made in computerized 7/12 extract as per Government Paripatrak N.Ra.Bhu.A./Pra.Kra/180/L-1 dated 07.05.2016 and also order issued by Tahasildar Nashik District Nashik. Hence **M. E. No. 14891 and 15700** was made & certified.
- f) It appears from record that the remark of “*Section 20 Talegaon Dabhade Scheme*” was recorded in other rights of column on the above said property. Hence Land owner paid adequate amount to Govt. Treasury. Hence as per order of Collector of Nashik/ Competent Authority Nashik vide it's Letter No. NAJAKAM/ ATP/ KAVI/ 147/ 2023 dated 23.03.2023. The remark of “*Section 20 Talegaon Dabhade Scheme*” was removed from other rights of column. Hence **M. E. No. 21400** was made & certified.
- g) It appears from record that Sale Deed executed by Mr. Subhash Pemchand Nemade in favour of Yash Buildcon Through its Proprietor Mrs. Sonali Bharat Pawar in respect of Plot No. 45 having area admeasuring 348.50 Sq. Meters out of Survey No. 10/2 (bearing CTS No. 1281) situated at Village Wadala which is registered in the office of Sub-Register Nashik – 6 at Sr. No. 2984/2023 dated 26.04.2023. Hence Purchaser name was recorded in record of rights. Hence **M. E. No. 21500** was made & certified.
- h) It appears from record that TDR Sale Deed executed by Mr. Ranjit Narendra Mehta and others in favour of Yash Buildcon Through its Proprietor Mrs. Sonali Bharat Pawar in respect of area admeasuring 134.28 Sq. Meters out of TDR Certificate No. 1089 dated 28.03.2023 which is registered in the office of Sub-Register Nashik – 5 at Sr. No. 6304/2023 dated 19.05.2023.
- i) It appears from record that Yash Buildcon Through its Proprietor Mrs. Sonali Bharat Pawar prepared building plan in respect of Plot No. 45 having area admeasuring 348.50 Sq. Meters out of Survey No. 10/2 which was sanctioned by NMC Nashik vide its Building Commencement Certificate vide its No. NMCB/ B/ 2023/ APL/ 08120 dated 15.06.2023. Thereafter land owner started construction over the said land.
- j) It appears from record that Agreement for Sale executed by Yash Buildcon Through its Proprietor Mrs. Sonali Bharat Pawar in favour of Aditi Kailashsingh Sisodiya in respect of Flat No. 501 in the building known as “SHREE RADHE RESIDENCY APARTMENT” which is registered in the office of Sub-Register Nashik – 6 at Sr. No. 9985/2023 dated 07.12.2023.
- k) It appears from record that Aditi Kailashsingh Sisodiya had availed loan facility from HDFC Bank Ltd. in respect of Flat No. 501 in the building known as “SHREE RADHE



RESIDENCY APARTMENT" by way of Equitable Mortgage Deed **which is still valid and subsisting**. Hence Notice of Intimation is registered in the office of Sub-Register Nashik – 1 at Sr. No. 3661/2023 dated 21.12.2023.

- l) Accordingly NMC Nashik issued Full Occupancy Certificate vide its No. NMCB/ FO/ 2024/ APL/ 06998 dated 23.09.2024.
- m) It appears from record that Deed of Declaration executed by Yash Buildcon Through its Proprietor Mrs. Sonali Bharat Pawar in favour of Apartment Holders in respect of the building known as "SHREE RADHE RESIDENCY APARTMENT" constructed on Plot No. 45 having area admeasuring 348.50 Sq. Meters (out of which area admeasuring 12.75 Sq. Meters deducted for the purpose of road widening by Nashik Municipal Corporation, thereby remaining area admeasuring 335.75 Sq. Meters) out of Survey No. 10/2/PLOT/45 (bearing CTS No. 1281) + TDR area admeasuring 134.28 Sq. Meters situated at Village Wadala within the limits of Nashik Municipal Corporation Taluka Nashik, District Nashik which is registered in the office of Sub-Register Nashik – 6 at Sr. No. 9612/2024 dated 27.09.2024.
- n) It appears from record that Deed of Apartment executed by Yash Buildcon Through its Proprietor Mrs. Sonali Bharat Pawar in favour of Aditi Kailashsingh Sisodiya in respect of Flat No. 501 in the building known as "SHREE RADHE RESIDENCY APARTMENT" which is registered in the office of Sub-Register Nashik – 3 at Sr. No. 11289/2024 dated 18.11.2024.

As above Aditi Kailashsingh Sisodiya (Seller /Vendor) has derived the title of the said property Aditi Kailashsingh Sisodiya (Seller/Vendor) made a Draft of Deed of Apartment in favour of Shatabdi Pradip Jadhav in respect of Flat No. 501 in the building known as "SHREE RADHE RESIDENCY APARTMENT"

PART IV: 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
- 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? N.A years (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? 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
Search Report Details: - **MH010283080202627E**
Search Conducted Years: **13 years**
Name of the Advocate / Searcher: **ADV. NIKHIL N PAWAR**
Search Report Date: **16.09.2026.**
Note: **Subject to charge of HDFC Bank Limited.**
- 5.21 Whether EC is obtained? NO
EC Details: N.A
No. of Years EC Obtained: N.A
Any Encumbrance to Specify: **Subject to charge of HDFC Bank Limited.**
EC Applied by: N.A

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 ***Aditi Kailashsingh Sisodiya*** has/would derive a valid, clear, marketable and unencumbered title in the property/ies stated above **except the charge of HDFC Bank Limited.**

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower ***Shatabdi Pradip Jadhav and Babita Ajay Hivre***

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. Current Digital/Certified/ Photocopy of 7/12 extract.***
- 2. Original Deed of Apartment executed by Aditi Kailashsingh Sisodiya in favour of Shatabdi Pradip Jadhav in respect of Flat No. 501 in the building known as "SHREE RADHE RESIDENCY APARTMENT" along with RR and Index II.***
- 3. Original Deed of Apartment executed by Yash Buildcon Through its Proprietor***



NIKHIL PAWAR
& ASSOCIATES
ADVOCATES

Mrs. Sonali Bharat Pawar in favour of Aditi Kailashsingh Sisodiya in respect of Flat No. 501 in the building known as "SHREE RADHE RESIDENCY APARTMENT" which is registered in the office of Sub-Register Nashik – 3 at Sr. No. 11289/2024 dated 18.11.2024 along with RR and Index II.

4. Original Agreement for Sale executed by Yash Buildcon Through its Proprietor Mrs. Sonali Bharat Pawar in favour of Aditi Kailashsingh Sisodiya in respect of Flat No. 501 in the building known as "SHREE RADHE RESIDENCY APARTMENT" which is registered in the office of Sub-Register Nashik – 6 at Sr. No. 9985/2023 dated 07.12.2023 along with RR and Index II.

5. Original No Dues Certificate issued by HDFC Bank Limited.

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

REMARKS (if any): - NIL

**NIKHIL
NANDKISHOR
PAWAR**

Digitally signed by NIKHIL NANDKISHOR PAWAR
DN: c=IN, o=Personal,
2.5.4.20=3C75E152F5A9EB56957EBF0B6D1CDAC5
A363A81D1186C2035650CB9268C428A7,
postalCode=422013, st=Maharashtra,
serialNumber=63BEB3AAF163FAF9B1A06E50011
192D020AFF00D2A1762EA53D905E09C324EAE,
cn=NIKHIL NANDKISHOR PAWAR
Date: 2026.09.22 15:25:34 +05'30'

**Yours Faithfully,
Advocate**