

RAVINDRA K.KAUDGE, Advocate
“SHRI SHIVHARI”BEHIND S B I BANK ,NAROA CHOWK
KAUTHA ,NANDED-431603
Mob.No- 9130049005 , 9890924511

31-05-2026

To,
The Branch Manager
at-ICICI HOME FINANCE
at-Sangareddykar Complex, Chikhalwadi,Nanded

Respected Sir

Legal Serutiny Report in respect of -- **Sumit Suryakant Dhembre -age. 32 Yrs,Occ- Business R/o. Nanded --Proposed Borrower/owner**

DETAILS

- 1- Application NO. 77000270320
2-APS NO. ----
3-Applicant Name-**Sumit Suryakant Dhembre**
4-Co-Applicant Name- **Rekha Suryakantrao Dhembre**
5-Product- Non Home Loan
6-Type of Loan- Commercial Shop Purchase
7-Name of Property owners --**Piraji Shesherao Chengade age. 37 Yrs,Occ- Business R/o.Khandoba Chowk,Nanded --Present owner**
8- **DESCRIPTION OF PROPRTY{WITHBOUNDRIES}**

Piece and Parcel of Shop No. 08 -Ground Floor Constructed on Plot NO. 09 bearing Mun No. 1-12-912/1 and Mun Pin NO. 4020100883, out of Shet Survey No. 50 and P R Card NO. 8438 adm. in Length South-North 22.00 ft i.e. 6.70 mtr and in Width East-West 11.00 ft i.e. 3.35 mtr thus total area is 242.00 Sq ft i.e. 22.49 Sq mtr s/at. Rabbani Complex, Assadullabad,Nanded is which is bounded as Under-

East	-	Shop No. 09 belongs to Joshi
West	-	Shop No.07 belongs to Patwari
South	-	Anand Nagar-Workshop Road
North	-	Compound { 03.00 ft Galli)

9- Nature of Property- Freehold--

10- Type of Property- Commercial Shop

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

Sr. No.	Date of Document	Name & Nature of Documents	Original /Photo Copy/Certified
1-	20-01-2020	Sale Deed No. 180/2020 executed by Ashok Datturao @Dattatraya Jadhav in favour of Piraji Shesherao Chengade	Photocopy
2-	15-01-2007	Sale Deed No. 235/2007 executed by Ajimoddin Gulam Rabbani in favour of Ashok Datturao Jadhav	Photocopy
3-	09-04-2026	P R Card No.8438 issued by City Survey Office Nanded in favour of Piraji Shesherao Chengade	Photocopy
4-	25-05-1987	Construction Permission with map issued by Grama Panchayat office Nasratpur in favour of Gulam Rabbani Gulam Jilani	Photocopy
5-	01-09-1982	N A Order issued by Office of the Sub-Divisional Officer, Nanded in favour of Gulam Rabbani Gulam Jilani and others	Photocopy
6-	25-11-2002	Regi. Will Deed No. 3658/2002 executed by Gulam Rabbani Gulam Jilani	Photocopy
7-	--	Draft of Sale Agreement in favour of Piraji Shesherao Chengade in favour of Sumit Suryakant Dhembre	Photocopy

PART-III; FLOW OF TITLE OF PROPERTY {HISTORY OF TITLE}

That, the property Shet Survey No. 50. adm. 08 H 54.00R s/at. Assadullabad, Nanded owned and belongs to Dayalsingh Hanmarsingh, Sow. Devakibai Dayalsingh Gulam Rabbani Gulam Jilani and Mohd. Azimoddin all R/o. Nanded and they get the N A Order from Sub-Divisional Officer, Nanded for Residential purpose on dated. 01-09-1982

That, the Plot NO. 09, Sr. NO. 50 P R Card No. 8438 adm. 529.50 Sq mtr s/at. Assadullabad, Nanded from this property other partners Dayalsingh Hanmarsingh, Sow. Devakibai Dayalsingh, Mohd. Azimoddin Gulam Rabbani All R/o. Nanded left their rights and executed a Consent deed and affidavit in favour of Gulam Rabbani Gulam Jilani R/o. Nanded

After getting the property the owner Gulam Rabbani Gulam Jilani R/o. Nanded transfer his name on the record of City Survey Office, Nanded on dated. 10-07-1985

Later on the owner the owner Gulam Rabbani Gulam Jilani R/o.Nanded get the Construction Permission with map dated.01-09-1982 for Constructin of Building on Plot No. . 09 Sr NO. 50 s/at. Assadullabad,Nanded

After some time the owner the owner Gulam Rabbani Gulam Jilani R/o.Killa road, Nanded executed a Registered Will NO. 3658/2002 dt. 25-11-2002 in that will the executed stated that the Property Plot NO. 09, Sr No. 50 and PR Card No. 8438 adm. i n Length South-North 23.6 ft and in Width East-West 20.00 ft s/at. Assadullabad,Nanded goes in the share of Mohd.Azimoddin Gulam Rabbani R/o.Killa road,Nanded and after the death of Gulam Rabbani Gulam Jilani R/o.Killa raod ,Nanded the son of decesed Mohd.Azimoddin Gulam Rabbani R/o.Killa road,Nanded transfer his name in the office of City Survey,Nanded .

That, the owner Mohd.Azimoddin Gulam Rabbani R/o.Killa road,Nanded sold the Shop NO. 08, Constructed on Plot No. 09, Sr NO. 50 P R Card NO. 8438 adm. in Length South-North 22.00 ft i.e. 6.70 mtr and in Width East-West 11.00 ft i.e. 3.35 mtr thus total area is 242.00 Sq ft i.e. 22.49 Sq mtr s/at. Rabbani Complex, Assadullabad,Nanded to the purchaser- Ashok Datturam Jahdav R/o. Nanded by way of executing Registered Sale Deed NO.235/2007 dt.15-01-2007

After some time the owner Ashok Datturam Jahdav R/o. Nanded transfer his name in the office of City Survey No. 8438 vide its mutation no. 5084 dated. 23-02-2007 and also transfer his name in the office of NWCM Corporation Nanded vide its mun tax receipt.

That,the owner Ashok Datturam Jahdav R/o. Nanded obtained the Loan of Rs. 01,20,00,000/- from Buldhana Urban Co-operative Bank Ltd.Br Nanded and executed a Regi. Mortgage Deed NO. 4708/2007 dt. 07-11-2007 in favour of Buldhana Urban Co-operative Bank Ltd.Br Nanded

Later on he repaid the whole loan amount and then said fiancne Buldhana Urban Co-operative Bank Ltd.Br Nanded executed a Reigstered Release Deed NO. 4350/2009 dt.29-05-2009 with No dues Certificate

After that the owner Buldhana Urban Co-operative Bank Ltd.Br Nanded sold the Shop No. 08 -Ground Floor Constructed on Plot NO. 09 bearing Mun No. 1-12-912/1 and Mun Pin NO. 4020100883, out of Shet Survey No. 50 and P R Card NO.

8438 adm. in Length South-North 22.00 ft i.e. 6.70 mtr and in Width East-West 11.00 ft i.e. 3.35 mtr thus total area is 242.00 Sq ft i.e. 22.49 Sq mtr s/at. Rabbani Complex, Assadullabad, Nanded to the purchaser Piraji Shesherao Chengade R/o. Narses Society, Bhavsar Chowk, Nanded by way of executing Registered Sale Deed NO. 180/2020 dt. 20-01-2020

After purchasing the property the **present owner Piraji Shesherao Chengade R/o. Narses Society, Bhavsar Chowk, Nanded** transfer his name in the office of City Survey, Nanded on P R Card No. 8438 vide its Mutation NO. 14588 dt. 13-02-2020 but not transfer his name in the office of NWCM Corporation, Nanded

That, **present owner Piraji Shesherao Chengade R/o. Narses Society, Bhavsar Chowk, Nanded** obtained the 23,77,315/- from **Nanded Merchant Co-operative Bank Ltd Br. Taroda Naka, Nanded** and for that the owner executed a **Registered Mortgage** in favour of **Nanded Merchant Co-operative Bank Ltd Br. Taroda Naka, Nanded**

So encumbrances seen on oversaid property i.e. encumbrances of **Nanded Merchant Co-operative Bank Ltd Br. Taropda Naka, Nanded** and call the **No Dues Certificate & Registered Release Deed** from by **Nanded Merchant Co-operative Bank Ltd Br. Taroda Naka, Nanded** in favour of owner- **Piraji Shesherao Chengade R/o. Narses Society, Bhavsar Chowk, Nanded**

That, the owner **Piraji Shesherao Chengade R/o. Narses Society, Bhavsar Chowk, Nanded** executed a **Sale Agreement** in favour of **Sumit Suryakant Dhembre -age. 32 Yrs, Occ- Business R/o. Nanded** in respect of Shop No. 08 -Ground Floor Constructed on Plot NO. 09 bearing Mun No. 1-12-912/1 and Mun Pin NO. 4020100883, out of Shet Survey No. 50 and P R Card NO. 8438 adm. in Length South-North 22.00 ft i.e. 6.70 mtr and in Width East-West 11.00 ft i.e. 3.35 mtr thus total area is 242.00 Sq ft i.e. 22.49 Sq mtr s/at. Rabbani Complex, Assadullabad, Nanded

That, the owner **Piraji Shesherao Chengade R/o. Narses Society, Bhavsar Chowk, Nanded** is ready to executed a **Sale Deed** in favour of **Sumit Suryakant Dhembre**

Hence this report

PART IV : EVIDENCE OF THE TITLE OF PROPERTY

1-Regi.Sale Deed NO.180/2020 dt.20-01-2020

2-P R Card No. 8438 dt. 09-04-2026

PART V : OTHER PROVISIONS :

- 5.1 Whether provisions of Urban Land Celling Act are applicable?
- No
- 5.2 Whether property 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? -
- No
- 5.4 Whether the user land has been converted into Non-Agricultural for
Residential use by the order of the competent Authority?
- Yes, N A Order & in the Jurisdiction of City Survey Office Nanded
- 5.5 Whether up to date tax/Land Revenue has been paid on the property?
- Yes
- 5.6 Whether all original documents for last **13**/30 years have been scrutinized?
- Yes --13 Years
- 5.7 Whether required documents are available for creating mortgage?'
- Yes
- 5.8 Whether all previous owners had the right /competency to transfer the
property?
- Yes
- 5.9 Whether proposed mortgage by deposit of title deeds is possible?
- Yes --
- 5.10 Whether the property has been transferred /to be transferred by a POA
Holder of the original land owner in favour of the loan Applicant?
- No
- 5.11 Whether POA holder of original land owner has/had authority under POA?
- No
- 5.12 Whether the said POA as recorded in 511 is registered?
- No
- 5.13 What is the tenure of the land if it leased?
- N A ----- years (remaining period)
- 5.14 Whether the land is Adivasi (Tribal) Land?
- No
- 5.15 Whether the land/property is joint family property?
- No
- 5.16 Is the land/property/flat is subject to any reservations/acquisitions/
requisitions?
- No

- 5.17 Whether Search Report is obtained and submitted?
Yes Search Report Details-- **I have taken the search for 13 years i.e. 2014- 2026 and paid search fees through On Line search GRN No. MH003347315202627E With Receipt No.1115111606/2026 dt.31-05-2026.** Search Conducted Years **13/30**
Name of the Advocate -Adv.R K Kaudge Search Report Date.31/05/2026
- 5.18 Whether EC is obtained?
- Yes/**No** EC Details Number of Years EC Obtained **13/30**
Any Encumbrance to Sepcify EC Applied by \
- 5.19 Whether Encumbrance Certificate is obtained from STO?
Yes/**No**
- 5.20 Encumbrances Certificate details-(Number and Period to be mentioned)
No.of Years EC Obtained:----- Any Encumbrances to Specify:-----
EC applied by:-----
- 5.21 Whether Builder is a Private/Limited Company?
- No
- 5.22 ROC Search Report Submitted /Carried Out
No
- 5.23 Any Charge/Mortgage is created on the Project/Property/Flat/Apartment
No
- 5.24 If Mortgage/Charged .Name of the Bank /Finance
Yes
- 5.25 Whether NOC/Release Letter Obtained or Not
No
- 5.26 Whether the property is enforceable Under SARFAESI ACT,2002?
Yes

PART VI: CERTIFICATE

In view of foregong I certified tht the title deeds belonging to Lease Hold Onwer **Piraji Shesherao Chengade age. 37 Yrs,Occ- Business R/o.Khandoba Chowk,Nanded** and all photocopies of proeprty documens along with registration receipt to be deposited relating to the property a nd offered as security by way of **Registered Mortgage created by Sumit Suryakant Dhembre -age. 32 Yrs,Occ- Business R/o. Nanded** with Co-Applicant-

The above referred documents are perfect evidence of the title and that if the said **Registered Mortgage** is created in the manner requires by law it would be satisfy the requirement of the creation of **Registered Mortgage** of borrower wth which ICICI HFC Ltd is concerned.

Following documents needs to e submitted Prior to disbursal of laon/at the itme of disbursement of the loan:

Sr. No.	Date of Document	Name & Nature of Documents	Original /Photo Copy/Certified
1-	20-01-2020	Sale Deed No. 180/2020 executed by Ashok Datturao @Dattatraya Jadhav in favour of Piraji Shesherao Chengade	Original
2-	15-01-2007	Sale Deed No. 235/2007 executed byAjimoddin Gulam Rabbani in favour of Ashok Datturao Jadhav	Original
3-	09-04-2026	P R Card No.8438 issued by City Survey Office Nanded in favour of Piraji Shesherao Chengade	Digital
4-	25-05-1987	Construction Permission with map issued by Grma Panchayat office Nasratpur in favourof Gulam Rabbani Gulam Jilani	Photocopy
5-	01-09-1982	N A Order issued by Office of the Sub-Divisional Officer,Nanded in favour of Gulam Rabbani Gulam Jilani and others	Photocopy
6-	25-11-2002	Regi.Will DeedNo.3658/2002 executed by Gulam Rabbani Gulam Jilani	Photocopy
7-	--	Draft of SaleAgreement infavourof PirajiShesherao Chengade in favour of Sumit Suryakant Dhembre	Original

**DOCUMENTS TO BE COLLECTED BY ICICI HOME FINANCE FOR
CREATON OF creation of Registered Mortgage OF THE SAID PROPERTY
POST DISBURSEMENT**

Sr. No.	Date of Document	Name & Nature of Documents	Original /Photo Copy/Certified
1-	-	Sign.SaleAgreement infavourof PirajiShesherao Chengade in favour of Sumit Suryakant Dhembre	Original
2-	-	SaleDeed infavourof Piraji Shesherao Chengade in favour of Sumit Suryakant Dhembre	Original Certified
3-	29-05-2009	Regi. Release Deed executed by Buldhana Urban Co-operative Bank Ltd.Br Nanded in favour of Ashok Datturam Jahdav	Original
4-	---	No Dues Certificate of Nanded Merchant Co-operatiive Bank Br Taroda Naka in favour of Piraji Shesherao Chengade	Original
4-	---	No Dues Certificate of Nanded Merchant Co-operatiive Bank Br Taroda Naka in favour of Piraji Shesherao Chengade	Original
5-	---	Regi.Release Deed executd by Nanded Merchant Co-op.Bank Br Taroda Naka in favour of Piraji Shesherao Chengade	Original
6-	--	Mun tax receipt issued by NWCM Corporation Nanded in favourof Piraji Shesherao Chingade	On Line Original

REMARK (IF ANY) :

Date-31/05/2026

Place-Nanded

Ravindra Kallappa Kaudge
Digitally signed by
Ravindra Kallappa Kaudge
DN: cn=Ravindra Kallappa
Kaudge, o=advocate,
ou=advocate,
email=ravikaudge27@gm
ail.com, c=US
Date: 2026.06.10 13:09:19
+05'30'

Ravindra K.Kaudge
Advocate, Nanded.

RAVINDRA K.KAUDGE, Advocate
“SHRI SHIVHARI”BEHIND S B I BANK ,NAROBACHOWK
KAUTHA ,NANDED-431603
Mob.No- 9130049005 , 9890924511

To,
The Branch Manager
ICICI HOME FINANCE
at-Sangareddykar Complex, Chikhalwadi,Nanded

TITLE VERIFICATION AND SEARCH REPORT
WHOMSOEVER IT MAY CONCERN

NAME OF PROPERTY OWNER-Piraji Shesherao Chengade age. 37 Yrs,Occ-
Business R/o.Khandoba Chowk,Nanded

PROPOSED OWNER/BORROWER- Sumit Suryakant Dhembre -age. 32
Yrs,Occ- Business R/o. Nanded

Piece and Parcel of Shop No. 08 -Ground Floor Constructed on Plot NO. 09
bearing Mun No. 1-12-912/1 and Mun Pin NO. 4020100883, out of Shet Survey No.
50 and P R Card NO. 8438 adm. in Length South-North 22.00 ft i.e. 6.70 mtr and
in Width East-West 11.00 ft i.e. 3.35 mtr thus total area is 242.00 Sq ft i.e. 22.49 Sq
mtr s/at. Rabbani Complex, Assadullabad,Nanded

TITLE VERIFICATION AND SEARCH REPORT
WHOMSOEVER IT MAY CONCERN

Subject :- Search and title verification report in respect of Loan of
Borrower- **Sumit Suryakant Dhembre -age. 32 Yrs,Occ- Business R/o. Nanded**

Dear Sir,

I Ravindra Kallappa Kaudge, Advocate, R/o. Artiya Complex,Dashmesh
Nagar,Nanded having been engaged owner-**Sumit Suryakant Dhembre -age. 32**
Yrs,Occ- Business R/o. Nanded - for preparing the title verification and Search
Report to be mortgaged for securing the financial assistance,I do hereby submit
title investigation and search report for the period of 2014-2026, for the property
described in schedule of property herein .

[illegible]

HISTORY OF LAST 13 YEARS

That, the property Shet Survey No. 50. adm. 08 H 54.00R s/at. Assadullabad, Nanded owned and belongs to Dayalsingh Hanmarsingh, Sow. Devakibai Dayalsingh Gulam Rabbani Gulam Jilani and Mohd. Azimoddin all R/o. Nanded and they get the N A Order from Sub-Divisional Officer, Nanded for Residential purpose on dated. 01-09-1982

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After purchasing the property the **present owner Piraji Shesherao Chengade R/o. Narses Society, Bhavsar Chowk, Nanded** transfer his name in the office of City Survey, Nanded on P R Card No. 8438 vide its Mutation NO. 14588 dt. 13-02-2020 but not transfer his name in the office of NWCM Corporation, Nanded

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So encumbrances seen on oversaid property i.e. encumbrnces of Nanded Merchant Co-operative Bank Ltd Br. Taropda Naka, Nanded and call the No Dues Certificate & Registered Release Deed from by Nanded Merchant Co-operative Bank Ltd Br. Taroda Naka, Nanded in favour of owner- Piraji Shesherao Chengade R/o. Narses Society, Bhavsar Chowk, Nanded

That, the owner Piraji Shesherao Chengade R/o. Narses Society, Bhavsar Chowk,Nanded executed a Sale Agreement in favour of Sumit Suryakant Dhembre -age. 32 Yrs,Occ- Business R/o. Nanded in respect of Shop No. 08 - Ground Floor Constructed on Plot NO. 09 bearing Mun No. 1-12-912/1 and Mun Pin NO. 4020100883, out of Shet Survey No. 50 and P R Card NO. 8438 adm. in Length South-North 22.00 ft i.e. 6.70 mtr and in Width East-West 11.00 ft i.e. 3.35 mtr thus total area is 242.00 Sq ft i.e. 22.49 Sq mtr s/at. Rabbani Complex, Assadullabad,Nanded

That, the owner Piraji Shesherao Chengade R/o. Narses Society, Bhavsar Chowk,Nanded is ready to executed a Sale Deed in favour of Sumit Suryakant Dhembre

Hence this report

LEGAL OPINION

I HAVE examined thecopy of Sale Deed shows name of present owner - **Piraji Shesherao Chengade R/o. Narses Society, Bhavsar Chowk,Nanded** which are main documents of title deeds and valid evidence of righ **Registered Mortgage by** present owner and Owner **Sumit Suryakant Dhembre -age. 32 Yrs,Occ- Business R/o. Nanded** with cO- applicant

I FURTHER CERTIFY THAT-

- 1) I have taken a search for he period of last 13 Years i.e 2014-2026 inthe Office of Sub-Registrar, **Nanded** on dated.31-05-2026 vide On line Search and Challan/Receipt **GRN No. MH003347315202627E With Receipt No.1115111606/ 2026 dt.31-05-2026. During my search,** I do not find anything adverse ,which would prevent the owner i.e.**Piraji Shesherao Chengade R/o. Narses Society, Bhavsar Chowk,Nanded** there will nothing to prevent his as Title Holder from creating a Valid in favour of institution .
- 2) Following scrutiny of records related Title Deeds as well as Search taken in Office of SRO . I hereby certify the genuineness of the Title Deed.
- 3) The Property in question or plot /house there in no any mortgage or ano any encumbrances and it is free from lein , mortgage etc,
- 4) There is no interest of minor in the property
- 5) I certify that,present owner -**Piraji Shesherao Chengade R/o. Narses Society, Bhavsar Chowk,Nanded** is an absolute clear and marketable title over the schedule property.

SCHEDULE OF PROPERTY

Piece and Parcel of Shop No. 08 -Ground Floor Constructed on Plot NO. 09 bearing Mun No. 1-12-912/1 and Mun Pin NO. 4020100883, out of Shet Survey No. 50 and P R Card NO. 8438 adm. in Length South-North 22.00 ft i.e. 6.70 mtr and in Width East-West 11.00 ft i.e. 3.35 mtr thus total area is 242.00 Sq ft i.e. 22.49 Sq mtr s/at. Rabbani Complex, Assadullabad, Nanded is which is bounded as Under-

-

East	-	Shop No. 09 belongs to Joshi
West	-	Shop No.07 belongs to Patwari
South	-	Anand Nagar-Workshop Road
North	-	Compound { 03.00 ft Galli)

Date-31/05/2026

Place-Nanded

**Ravindra
Kallappa
Kaudge**

Digitally signed by
Ravindra Kallappa Kaudge
DN: cn=Ravindra Kallappa
Kaudge, o=advocate,
ou=advocate,
email=ravikaudge27@gm
ail.com, c=US
Date: 2026.06.10 13:09:58
+05'30'

Ravindra K.Kaudge

Advocate, Nanded.