



LEGAL SCRUTINY REPORT

LAN No:77000331146

Report status – Positive

Thane Branch

Date: 01/09/2026

To
Branch Manager ICICI Home Finance,

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file: Mr Jayant Nihal Nariani

• **PART I: PROPERTY DETAILS:**

- 1 Name of the Applicant/Borrower/s:** Mr Jayant Nihal Nariani
- 2 Name of the Co-applicant/s: (if any):** NISHANT JAYANT NARIANI
- 3 Type of Loan:** Re-sale
- 4 Purpose of Loan:** House Purchase
- 5 Name of the Property Owner/s:** Mr. Deepak Narayandas Ramwani and Mrs. Vimi Deepak Ramwani
- 6 Description of the Property:**

All that piece and parcel of residential flat property bearing Flat No. 601, admeasuring 54.16 Sq. Mtrs. (583.00 Sq. Feet) carpet area and 73.11 Sq. Mtrs. (787.00 Sq. Feet) built-up area, situated on the Sixth Floor in Building No. B1/1 of "NIRMAN'S VRINDAVAN GARDEN-B1/1 Apartment Condominium, Kedar Nagar", constructed on Plot No. 2 admeasuring 6330.65 Sq. Mtrs. (out of Gut No. 195/F, total area 18385.00 Sq. Mtrs.). The said property is located at Village Pimpalgaon Bahula, Taluka and District Nashik, within the limits of Nashik Municipal Corporation,

7 Boundaries of Land:

East	Marginal Distance
West	Staircase & Flat No. 602
North	Flat No. 604
South	Marginal Distance.

8 Nature/Status of the Property:Freehold

9 Type of Property:Flat

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

1. Copy of Deed of Apartment executed on 13/08/2019 and registered at Sub-Registrar Nashik-1 as Document No. NSN-1-5627-2019 on 14/08/2019, executed by M/s. Nirman Estate Developers Pvt. Ltd In favour of Mr. Saurabh Vinay Bhuse



2. Copy of Deed of Apartment executed on 04/10/2019 and registered at Sub-Registrar Nashik-4 as Document No. NSN-4-8999-2019 on 04/10/2019, executed by Mr. Saurabh Vinay Bhuse (Vendor) in favour of Mr. Deepak Narayandas Ramwani and Mrs. Vimi Deepak Ramwani (Purchasers).
3. Copy of Completion Certificate dated 09/01/2014 for Building No. B1/1.
4. Copy of Society Share Certificate No. 21 dated 12/04/2022.
5. Copy of maintenance Receipt dated 29/10/2023.
6. Copy of Electricity Bill

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

1. That the land bearing Gut No. 195/F, admeasuring 18385.00 Sq. Mtrs. at Village Pimpalgaon Bahula, Taluka and District Nashik, originally belonged to Mr. Shamrao Balwantrao Kedar, Mrs. Mandakini Shamrao Kedar, and Mr. Sameer Shamrao Kedar.
2. That the said landed property bearing Gut No. 195/F was converted to **Non-Agricultural (NA)** use vide order from the Hon'ble Collector, Nashik, bearing No. RB. DESK.III.LNA.SR./443/81 dated 05/10/1981, and a further order dated 29/12/2010 bearing No. Masha/Kaksha-3/4/SR/443/2010.
3. That Mr. Shamrao Balwantrao Kedar, Mrs. Mandakini Shamrao Kedar, and Mr. Sameer Shamrao Kedar (Vendors) entered into an **Agreement for Sale** (Development rights) with **M/s. Niwas Properties (I) Pvt. Ltd.** (Promoter) on 31/01/2011. This Agreement for Sale was registered in the office of Sub-Registrar, Nashik-4, vide Sr. No. NASAN4-01379-2011 on 03/02/2011.
4. That Mr. Shamrao Balwantrao Kedar, Mrs. Mandakini Shamrao Kedar, and Mr. Sameer Shamrao Kedar (Vendors/Land Owners) executed a **General Power of Attorney** in favour of M/s. Niwas Properties (I) Pvt. Ltd. (previous name of Promoter), through its Directors Mr. Nemichand Lalitprasad Poddar and Mr. Vipul Nemichand Poddar, and authorized person Mr. Mahendra Nemichand Poddar. This Power of Attorney was registered in the office of Sub-Registrar, Nashik-4, vide Sr. No. NASAN4-01380-2011 on 03/02/2011.
5. That the land owners prepared a subdivision layout plan for Gut No. 195/F, which was approved by the Assistant Director of Town Planning, Nashik, vide letter No. Nagarrachana Dept./Antim/Satpur/B2/17, dated 29/09/2011. As per this approved plan, Plot No. 2 admeasures 6330.65 Sq. Mtrs.
6. That Nashik Municipal Corporation, Nashik, issued Building Permit and **Commencement Certificate** bearing No. LND/BP/Satpur/B-2/404/4465 dated 14/12/2011 for Plot No. 2 of Gut No. 195-F of Village Pimpalgaon Bahula.
7. That **M/s. Nirman Estate Developers Pvt. Ltd.** (Promoter) entered into an **Agreement for Sale** with **Mr. Saurabh Vinay Bhuse** (Purchaser) for Flat No. 601 on the Sixth Floor in Building No. B1/1, This agreement was registered in the office of Sub-Registrar, Nashik-3, vide Sr. No. NASAN3-9381-2012 dated 15/09/2012.
8. That **M/s. Niwas Properties (India) Pvt. Ltd.** changed its name to **M/s. Nirman Estate Developers Private Limited** on 16/08/2013, as evidenced by a Fresh Certificate of Incorporation from the Registrar of Companies, Maharashtra, Mumbai (Corporate Identity Number: U70100MH1990PTC058597).
9. That the Promoter (M/s. Nirman Estate Developers Pvt. Ltd.) obtained a **Completion Certificate** vide Outward No. NaRaVi/B2/16227/4533 dated 09/01/2014 for Building No. B1/1 (Plot area admeasuring 1020.88 Sq. Mtrs., municipal built-up area of 1442.78 Sq. Mtrs.).
10. That the Promoter put Mr. Saurabh Vinay Bhuse in actual possession of the said Flat No. 601 in NIRMAN'S VRINDAVAN GARDEN-B1/1 Apartment Condominium, Kedar Nagar, as on 25/03/2014.
11. That Mr. Shamrao Balwantrao Kedar, Mrs. Mandakini Shamrao Kedar, and Mr. Sameer Shamrao Kedar (Vendors) along with M/s. Nirman Estate Developers Pvt. Ltd. (Promoter) executed a **Deed of Declaration** and Bye-Laws for NIRMAN'S VRINDAVAN GARDEN-B1/1 Apartment Condominium, Kedar Nagar. This deed was registered with the Sub-Registrar, Nashik-5, at Serial No. NASAN5-5555-2019 on 29/06/2019.



12. That Mr. Shamrao Balwantrao Kedar, Mrs. Mandakini Shamrao Kedar, and Mr. Sameer Shamrao Kedar (Vendors, through their G.P.A. holder **M/s. Nirman Estate Developers Pvt. Ltd** (Promoter) executed a **Deed of Apartment** in favour of **Mr. Saurabh Vinay Bhuse** (Purchaser) for Apartment Flat No. 601 executed on 13/08/2019 and registered at Sub-Registrar Nashik-1 as Document No. NSN-1-5627-2019 on 14/08/2019.
13. That **Mr. Saurabh Vinay Bhuse** (Vendor) executed an **Agreement to Sale** in favour of **Mr. Deepak Narayandas Ramwani and Mrs. Vimi Deepak Ramwani** (Purchasers) This agreement was registered in the office of Jt. Sub. Registrar, Nashik-4, vide Sr. No. NSN-4-8486/2019 dated 18/09/2019.
14. That Mr. Saurabh Vinay Bhuse (Vendor) conveyed Flat No. 601 in Building No. B1/1 to Mr. Deepak Narayandas Ramwani and Mrs. Vimi Deepak Ramwani (Purchasers) vide sale deed This deed was executed on 04/10/2019 and registered at Sub-Registrar, Nashik-4, vide Sr. No. NSN-4-8999-2019 on 04/10/2019. The Vendor delivered actual, clear, vacant, and peaceful possession of the flat to the Purchasers.
15. That Mr. Deepak N. Ramwani and Mrs. Nimi D. Ramwani were admitted as authorized members of Nirman's Vrindavan Garden B1/1 Co-Op. Housing Society Ltd., Nashik and obtained Share Certificate No. 21 was issued on 12/04/2022.
16. And now Mr. Deepak N. Ramwani and Mrs. Nimi D. Ramwani intends to sell the flat no 6011 to Mr. Jayant Nihal Nariani, vide agreement to sale which is yet to be executed and registered in his favour.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

• **PART V: OTHER PROVISIONS:**

- 1.1 Whether provisions of urban land ceiling act are applicable? NA
- 1.2 Whether any property/ies intend to be given as security is subject to any minor's claim/share? NO
- 1.3 Whether the property is affected by any revenue and tenancy regulations; if yes then to what extent? NO
- 1.4 Whether the user land has been converted into Non-Agricultural for Residential use by the order of the competent Authority? yes
- 1.5 Whether up to date tax/land revenue has been paid in respect of the property? YES
- 1.6 Whether all original documents for last 13/30 years have been scrutinized; if not give reasons? YES
- 1.7 Whether required documents are available for creating mortgage? YES
- 1.8 Whether all the previous owners of the property had the right and competency to transfer the property? YES
- 1.9 Whether the proposed mortgage by deposit of title deeds is possible? YES
- 1.10 What is the tenure of the land; if it is leased? __years (remaining period)
- 1.11 Whether the land is Adivasi (tribal) land? NO
- 1.12 Whether the land /property are joint family property? N
- 1.13 Whether SARFAESI Act applicable? YES
- 1.14 Is land/property/flat being subject to any reservations /acquisitions/requisitions? N
- 1.15 Whether the property has been transferred by a power of attorney (POA) holder of the original landowner in favor of the loan applicant? NO
- 1.16 Whether the said POA holder has/had authority to sell the property under POA? NO
- 1.17 Whether POA as recorded in 5.15 is registered? NO
- 1.18 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
- 1.19 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
- 1.20 Whether Search Report is obtained and submitted? YES
Search Report Details: - **E Challan/GRN No. Challan/GRN No MH009447229202627E Dated 02/09/2026**
Search Conducted Years: 13 years
- 1.21 Name of the Advocate / Searcher: **ADV RASHMI SINGH AND ASSOCIATES** Search Report
Date: Note:
- 1.22 Whether EC is obtained? NO EC Details: - No. of Years EC Obtained: Any Encumbrance to Specify:



EC Applied By:

• **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 Jayant Nihal Nariani** /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, **Only upon the execution and registration of sale deed in his favour.**

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 registered Apartment Deed executed by Mr. Deepak Narayandas Ramwani and Mrs. Vimi Deepak Ramwani in favour of Mr Jayant Nihal Nariani along with Index II and RR.
2. Original Deed of Apartment executed on 04/10/2019 and registered at Sub-Registrar Nashik-4 as Document No. NSN-4-8999-2019 on 04/10/2019, executed by Mr. Saurabh Vinay Bhuse (Vendor) in favour of Mr. Deepak Narayandas Ramwani and Mrs. Vimi Deepak Ramwani (Purchasers). Along with Index II and RR.
3. Original Agreement to Sale dated 18/09/2019. registered in the office of Jt. Sub. Registrar, Nashik-4, as document no 8486/2019 Executed by That Mr. Saurabh Vinay Bhuse (Vendor) in favour of Mr. Deepak Narayandas Ramwani and Mrs. Vimi Deepak Ramwani (Purchasers) Along with Index II and RR.
4. Original Deed of Apartment executed on 13/08/2019 and registered at Sub-Registrar Nashik-1 as Document No. NSN-1-5627-2019 on 14/08/2019, executed by M/s. Nirman Estate Developers Pvt. Ltd In favour of Mr. Saurabh Vinay Bhuse Along with Index II and RR.
5. Original Agreement for Sale registered in the office of Sub-Registrar, Nashik-3, vide Sr. No. NASAN3-9381-2012 dated 15/09/2012. executed by M/s. Nirman Estate Developers Pvt. Ltd. (Promoter) in favour of Mr. Saurabh Vinay Bhuse (Purchaser) for Flat No. 601. Along with Index II and RR.
6. Copy of Deed of Declaration registered with the Sub-Registrar, Nashik-5, at Serial No. NASAN5-5555-2019 on 29/06/2019 executed by Mr. Shamrao Balwantrao Kedar, Mrs. Mandakini Shamrao Kedar, and Mr. Sameer Shamrao Kedar (Vendors) and M/s. Nirman Estate Developers Pvt. Ltd. (Promoter) for NIRMANS VRINDAVAN GARDEN-B1/1.
7. Original Share certificate.
8. Original Mortgage NOC issued by society in favour ICICI HFC.

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

- **Remarks:** - Nil

Yours Faithfully,

Singh Digitally signed
by Singh Rashmi
Rashmi Date: 2026.09.03
15:57:00 +05'30'
Adv Rashmi Singh and Associates

**ICICI HOME FINANCE LIMITED****SEARCH REPORT****LAN No: 77000331146****Dated: -02/09/2026****Description of Property:**

All that piece and parcel of residential flat property bearing Flat No. 601, admeasuring 54.16 Sq. Mtrs. (583.00 Sq. Feet) carpet area and 73.11 Sq. Mtrs. (787.00 Sq. Feet) built-up area, situated on the Sixth Floor in Building No. B1/1 of "NIRMAN'S VRINDAVAN GARDEN-B1/1 Apartment Condominium, Kedar Nagar", constructed on Plot No. 2 admeasuring 6330.65 Sq. Mtrs. (out of Gut No. 195/F, total area 18385.00 Sq. Mtrs.). The said property is located at Village Pimpalgaon Bahula, Taluka and District Nashik, within the limits of Nashik Municipal Corporation,

Mortgagors / Proposed Owners: Mr Jayant Nihal Nariani

THIS IS TO CERTIFY THAT I have caused to be taken search of the Index II pertaining to the office of **Sub-Registrar Nashik** for the last 13 years on the date of Search Receipt, however conducting manual search in all registration offices is not within our scope and ambit

Year	Entries Found in search
2013	No Additional Entries Found in Search
2014	No Additional Entries Found in Search
2015	No Additional Entries Found in Search
2016	No Additional Entries Found in Search
2017	No Additional Entries Found in Search
2018	No Additional Entries Found in Search
2019	Deed of Apartment executed on 13/08/2019 and registered at Sub-Registrar Nashik-1 as Document No. NSN-1-5627-2019 on 14/08/2019, executed by M/s. Nirman Estate Developers Pvt. Ltd In favour of Mr. Saurabh Vinay Bhuse. Deed of Apartment executed on 04/10/2019 and registered at Sub-Registrar Nashik-4 as Document No. NSN-4-8999-2019 on 04/10/2019, executed by Mr. Saurabh Vinay Bhuse (Vendor) in favour of Mr. Deepak Narayandas Ramwani and Mrs. Vimi Deepak Ramwani Agreement to Sale dated 18/09/2019. registered in the office of Jt. Sub. Registrar, Nashik-4, as document no 8486/2019 Executed by That Mr. Saurabh Vinay Bhuse (Vendor) in favour of Mr. Deepak Narayandas Ramwani and Mrs. Vimi Deepak Ramwani. Deed of Declaration registered with the Sub-Registrar, Nashik-5, at Serial No. NASAN5-5555-2019 on 29/06/2019 executed by Mr. Shamrao Balwantrao Kedar, Mrs. Mandakini Shamrao Kedar, and Mr. Sameer Shamrao Kedar (Vendors) and M/s. Nirman Estate Developers Pvt. Ltd. (Promoter) for NIRMAN'S VRINDAVAN GARDEN-B1/1.
2020	No Additional Entries Found in Search
2021	No Additional Entries Found in Search
2022	No Additional Entries Found in Search
2023	No Additional Entries Found in Search
2024	No Additional Entries Found in Search
2025	No Additional Entries Found in Search



2026	No Additional Entries Found in Search
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Attached the Govt. Fees paid vide E **Challan/GRN No. MH009447229202627E Dated 02/07/2026** conducting manual search in all the cases are not possible hence online entry verified by paid challan and data captured as per the entries available

During online search on IGR site, we have found all above entries in the name of Promoters, and we have not found any encumbrance on the aforesaid property.

Place: Thane/Nashik/Pune

Yours Faithfully,

**Singh
Rashmi**

Adv Rashmi Singh and Associates

Digitally signed by
Singh Rashmi
Date: 2026.09.03
15:57:24 +05'30'

