



Rahul R. Zawar

B.Com., D.L.L. & L.W., LL.B,
G.D. C. & A., P.G.D.H.R. & V.E.

Advocate & Notary,

98230 18888

Office – 401, Fourth Floor, Vishwakarma Sankul, Behind District Court, Near Govinda Rickshaw Stop, Jalgaon

To,
ICICI Home Finance Company Ltd.
Branch Jalgaon.

TITLE VERIFICATION REPORT

1)	Name of the Applicant 1. Rahul Murlidhar Devare 2. Manasi Rahul Devare R/o. Jalgaon, Tal. & Dist. Jalgaon											
2)	Name of the Owner Manasi Rahul Devare R/o. Jalgaon, Tal. & Dist. Jalgaon											
Purpose of Investigation For the purpose of to obtain loan the title verification is asked for and done for the period 01/01/2014 up to 19/09/2026.												
4)	PART – I : Document Scrutinized											
	Sr. No.	Date and Document No.	Name of Documents	Whether Original/ Photocopy / Certified								
	1.	18/08/2026 D. No. 6326	Sale Deed with R.R.	Photocopy								
	2.	24/08/2004 D. No. 2774	Sale Deed	Photocopy								
	3.	15/09/2026	CTS Extract	Photocopy								
	4.	23/01/2004	Commencement Certificate	Photocopy								
	5.	23/01/2004	Approved Plan	Photocopy								
	6.	05/06/2026	Class II Convert into Class I Order	Photocopy								
	7.	10/03/2012	No Dues Certificate issued by The Jalgaon people's Co-op. Bank Ltd.	Photocopy								
5)	PART – II : Description of the Property All piece and parcels of Shop No. 13 Built up admeasuring area 16.83 at Ground Floor of "P.K. Plaza" situated on CTS No. 1863 having total admeasuring area 719.10 Sq. Mtr. of Jalgaon, Tal. & Dist. Jalgaon. The Property is bounded as : <table border="1"><tr><td>East</td><td>Combined Passage</td></tr><tr><td>West</td><td>Shop No. 12</td></tr><tr><td>North</td><td>Shop No. 15</td></tr><tr><td>South</td><td>Staircase</td></tr></table>				East	Combined Passage	West	Shop No. 12	North	Shop No. 15	South	Staircase
East	Combined Passage											
West	Shop No. 12											
North	Shop No. 15											
South	Staircase											
6)	Inspection Receipt No. 1115470698 on dated 19/09/2026 CERSAI Ref. No. 8261572571910 on dated 19/09/2026											

7)	Past and Previous transactions :
A.	Property previously own by Premraj Dhundiram Kabre
B.	As per CTS Extract on dated 06/06/1995 Premraj Dhundiram Kabre Sold above property i.e. All piece and parcel of CTS No. 1863 admeasuring area 719.10 Sq. Mtr. of Jalgaon, Tal. & Dist. Jalgaon, for Consideration amount of Rs. 19,50,000/- to Jain Irrigation System Ltd. Through Director Ashok Bhawarlal Jain By Sale Deed No. 1820 on dated 30/05/1995
C.	As per CTS Extract on dated 21/12/1996 Jain Irrigation System Ltd. Through Director Ashok Bhawarlal Jain Sold above property i.e. All piece and parcel of CTS No. 1863 admeasuring area 719.10 Sq. Mtr. of Jalgaon, Tal. & Dist. Jalgaon, for Consideration amount of Rs. 32,50,000/- to Subhash Kalidas Pandit By Sale Deed No. 5189 on dated 11/12/1996
D.	As per CTS Extract on dated 04/11/1999 Subhash Kalidas Pandit with Consent of- 1. Shailash Subhash Pandit 2. Chayya Subhash Pandit Sold above property i.e. All piece and parcel of CTS No. 1863 admeasuring area 719.10 Sq. Mtr. of Jalgaon, Tal. & Dist. Jalgaon, for Consideration amount of Rs. 92,50,000/- to Hukumchand Chenarupchand Bhandari By Sale Deed No. 5168 on dated 07/09/1999
E.	As per CTS Extract on dated 06/04/2000 Hukumchand Chenarupchand Bhandari Sold above property i.e. All piece and parcel of CTS No. 1863 admeasuring area 719.10 Sq. Mtr. of Jalgaon, Tal. & Dist. Jalgaon, for Consideration amount of to M/S. Akash Enterprises Through Partner Gurmukhdas Mandanlal Jagwani By Sale Deed No. 8345 on dated 24/12/1999
F.	Thereafter, M/S. Akash Enterprises Obtain Commencement Certificate and approved plan from Municipal Corporation, Jalgaon regarding above property on dated 23/01/2004.
G.	As per CTS Extract on dated 25/05/2004 M/S. Akash Enterprises Through Partner Gurmukhdas Mandanlal Jagwani Mortgaged above property i.e. All piece and parcel of CTS No. 1863 admeasuring area 719.10 Sq. Mtr. of Jalgaon, Tal. & Dist. Jalgaon, for Loan amount of Rs. 1,75,00,000/- to The Jalgaon people's Co-op. Bank Ltd. By Mortgaged Deed No. 485 on dated 31/02/2004

H.	As per CTS Extract on dated 19/11/2005 M/S. Akash Enterprises Through Partner Gurmukhdas Mandanlal Jagwani With Consent of- Khubchand Premchand Sahitya Sold above property i.e. All piece and parcels of Shop No. 13 Built up admeasuring area 16.83 at Ground Floor of "P.K. Plaza" situated on CTS No. 1863 having total admeasuring area 719.10 Sq. Mtr. of Jalgaon, Tal. & Dist. Jalgaon, for Consideration amount of Rs. 5,00,000/- to Mohanlal Jamnadas Madhavani By Sale Deed No. 2774 on dated 24/08/2004
I.	As per No Dues Certificate on dated 10/03/2012 M/S. Akash Enterprises Through Partner Gurmukhdas Mandanlal Jagwani Released above property i.e. All piece and parcel of CTS No. 1863 admeasuring area 719.10 Sq. Mtr. of Jalgaon, Tal. & Dist. Jalgaon, by re-payment Loan amount of Rs. 1,75,00,000/- to The Jalgaon people's Co-op. Bank Ltd.
J.	As per CTS Extract on dated 18/04/2023 Mohanlal Jamnadas Madhavani Died on dated 29/07/2010 therefore, their legal heirs became the owner of above property as follows : 1. Vimala Mohanlal Madhavani 2. Mohit Mohanlal Madhavani 3. Nikita Mohanlal Madhavani
K.	As per Online Record 1. Vimala Mohanlal Madhavani 2. Mohit Mohanlal Madhavani 3. Nikita Mohanlal Madhavani Made & Register Agreement to Sale above property i.e. All piece and parcels of Shop No. 13 Built up admeasuring area 16.83 at Ground Floor of "P.K. Plaza" situated on CTS No. 1863 having total admeasuring area 719.10 Sq. Mtr. of Jalgaon, Tal. & Dist. Jalgaon, for Consideration amount of Rs. 16,00,000/- to Manasi Rahul Devare By Agreement to Sale No. 4090 on dated 11/07/2023
L.	As per Sale Deed 1. Vimala Mohanlal Madhavani 2. Mohit Mohanlal Madhavani 3. Nikita Mohanlal Madhavani Sold above property i.e. All piece and parcels of Shop No. 13 Built up admeasuring area 16.83 at Ground Floor of "P.K. Plaza" situated on CTS No. 1863 having total admeasuring area 719.10 Sq. Mtr. of Jalgaon, Tal. & Dist. Jalgaon, for Consideration amount of Rs. 16,00,000/- to Manasi Rahul Devare By Sale Deed No. 6326 on dated 18/08/2026

M.

As per CTS Extract on dated 24/07/2026
Above property i.e. All piece and parcel of CTS No. 1863 admeasuring area 719.10 Sq. Mtr. of Jalgaon, Tal. & Dist. Jalgaon is converted Bhogvata Varg- B into Bhogvata Varg- A.
As per order of Hon'ble Sub-Divisional Officer Jalgaon, by an Order No. Jamin/Kavi/J. No.102/2026 on dated 05/06/2026

N.

As per Report from CERSAI, above property is not registered in the Central Registry of Securitization Asset Reconstruction and Security Interest of India.

8)

PART –III: Encumbrance Certificate for the period of 13 years.

I have carried out verification for 13 year from 2014 to till today in Government Authorized Website <https://igrmaharashtra.gov.in> with Paid Search. I have come up with the following observation.

9)

PART – IV : Legal Opinion

I personally gone through the Available online records of Government Authorized Website <https://igrmaharashtra.gov.in> with Paid Search from the year 01/01/2014 up to 19/09/2026. I also inspect document mentioned at column No. 4 as provided by applicants and presume that all documents which are provided to me are true and genuine. I come to the conclusion that the title of the intending borrower **Manasi Rahul Devare** and said property is not under any acquisition or requisition by any public and private authority. I do not find any entry encumbering the said property and the ICICI HFC LTD. can create Mortgage after obtaining following documents.

Sr. No.	Date of Document	Name of Documents	Whether Original/ Photocopy / Certified/Digital
1.	18/08/2026 D. No. 6326	Sale Deed with R.R.	Original
2.	11/07/2023 D. No. 4090	Agreement to Sale with R.R.	Original
3.	24/08/2004 D. No. 2774	Sale Deed with R.R.	Original
4.	15/09/2026	CTS Extract	Digital
5.	-----	Fresh CTS Extract in which contain in the name of Manasi Rahul Devare	Digital
6.	-----	CTS Map	Photocopy
7.	23/01/2004	Commencement Certificate	Photocopy
8.	23/01/2004	Approved Plan	Photocopy
9.	05/06/2026	Class II Convert into Class I Order	Photocopy
10.	10/03/2012	No Dues Certificate issued by The Jalgaon people's Co-op. Bank Ltd. regarding above property.	Photocopy
11.	-----	Re-conveyance Deed executed by The Jalgaon people's Co-op. Bank Ltd. regarding above property.	Photocopy

Note/Disclaimer :------

- The report does not comment on : The technical regularity (adherence to bye laws/approvals) or otherwise of the said property, whether the said property is a subject matter of any pending legislation, authenticity of the documents/examined. All the above said is outside the scope of the working reference to this report.
- It is advised to ensure that in case the subject property is owned/being purchased by a company, the applicable company documentation (ROC search, Board Resolution and Form 8 etc).

- It is advised to ensure that the said property is in possession of the borrower/s Proof of possession in the form of latest House Tax, electricity, water bills notices, assessments, Challan, receipts etc. should be made available and deposited with the company.
- I have not carried out any personal (physical) inspection of the above property nor have made inquiries of the actual occupiers of the above property and so no liability in that respect.
- Onward 2002 online Title Verification is available but each and every entry of all registered document is not properly filed up in systems. Therefore above Title Verification done as per available online record.

RAHUL
RADHESHYAM
ZAWAR

Digitally signed by RAHUL
RADHESHYAM ZAWAR
Date: 2026.09.19 15:38:59
+05'30'

Date: 19/09/2026

Place: Jalgaon

Rahul R. Zavar
Advocate & Notary