



CHALLAN
MTR Form Number-6



GRN	MH009899831202627E	BARCODE			Date	09/09/2026-11:43:41		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 PND1_JT DISTT REGISTRAR PUNE URBAN					Full Name		Nikhil Nandkishor Pawar			
Location PUNE										
Year 2026-2027 One Time					Flat/Block No.					
Account Head Details				Amount In Rs.	Premises/Building					
0030072201 SEARCH FEE				325.00	Road/Street					
					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.	69103332026090912070		3004270062	
Cheque/DD No.					Bank Date	RBI Date	09/09/2026-11:45:39		Not Verified with RBI	
Name of Bank					Bank-Branch		IDBI BANK			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID : 128710223

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.

MH009899831202627E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
09 Sep 2026	Receipt	Receipt no.: 1115441437
	Name of the Applicant :	Nikhil Nandkishor Pawar
	Details of property of which document has to be searched :	Dist :Nashik Village :Chunchale S.No/CTS No/G.No. : 70
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH009899831202627E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php '.		



LEGAL SCRUTINY REPORT

LAN No: 77000331925/ 77000331926

Date: 09.09.2026

To

ICICI Home Finance Company Ltd.
Nashik.

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of Mr. Rahul Hiralal Kokani and Mrs. Somvati Rajaram Kokani

PART I: PROPERTY DETAILS:

- 1. Name of the Applicant/Borrower/s: Mr. Rahul Hiralal Kokani**
- 2. Name of the Co-applicant/s: (if any): Mrs. Somvati Rajaram Kokani**
- 3. Type of Loan: HOME LOAN/BUILDER PURCHASE**
- 4. Purpose of Loan: HOME LOAN/ BUILDER PURCHASE**
- 5. Name of the Property Owner/s: Sarvadnya Builders and Developers Partnership firm through Partner Mrs. Parvatabai Somnath Kakad, Mr. Sanjay Somnath Kakad and Mr. Anil Somnath Kakad**
- 6. Description of the Property (with Boundaries):** All that piece and parcel of the property bearing **Flat No. 15** having carpet area admeasuring **30.02 Sq. Meters** + balcony area admeasuring **2.85 Sq. Meters** situated on **Fourth Floor** in the building known as "**SARVADNYA PARK**" constructed on **Plot No. 13** having area admeasuring **345.00 Sq. Meters** out of **Survey No. 70/1** (bearing **CTS No. 2110** having area admeasuring **309.04 Sq. Meters**) situated at **Village Chunchale**, within the limits of Nashik Municipal Corporation, Tal & Dist- **Nashik** bounded as follows:-

Plot No. 13

East : 12 Meters Road
West : Gat No. 69
South : Plot No. 12
North : 12 Meters Road

Flat No. 15

East : Flat No. 14
West : Side Margin
South : Side Margin
North : Passage, Staircase and Flat

- 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 Sarvadnya Builders and Developers Partnership firm through Partner Mrs. Parvatabai Somnath Kakad, Mr. Sanjay Somnath Kakad and Mr. Anil Somnath Kakad in favour of Mr. Rahul Hiralal Kokani and Mrs. Somvati Rajaram Kokani in respect of Flat No. 15 in the building known as "SARVADNYA PARK"	Photocopy
2.	Building Completion/ Occupancy Certificate No. LND/ OC/ CHUNCHALE/ DCR/ 0699/ 2020 dated 07.01.2021	Photocopy
3.	Building Commencement Certificate No. LND/ BP/ CHUNCHALE/ DCR/ 1786/ 2019 dated 16.10.2019	Photocopy
4.	Notarized Partnership Deed executed Between Mrs. Parvatabai Somnath Kakad, Mr. Sanjay Somnath Kakad and Mr. Anil Somnath Kakad in the name and Style of Sarvadnya Builders and Developers which is Noted at Sr. No.16/2015 dated 08.07.2015.	Photocopy
5.	Sale Deed executed by Mr. Rajendra Uttam Kale in favour of Sarvadnya Builders & Developers Partnership Firm through Partner Mrs. Parvatabai Somnath Kakad & others in respect of Plot No. 13 out of Survey No. 70/1 which is registered in the office of sub-registrar Nashik-5 at Sr. No. 4834/2015 dated 09.07.2015	Photocopy
6.	Sale Deed executed by Mrs. Kiran Sandhu in favour of Mrs. Rajendra Utam Kale in respect of Plot No. 13 out of Survey No. 70/1 which is registered in the office of Nashik-1 at Sr. No. 2300/2011 dated 21.03.2011	Photocopy
7.	Deed of Conveyance executed by M/s. J. M. Thakkar and Company in favour of Mrs. Kiran Sandhu in respect of Plot No. 13 which is registered in the office of Sub-registrar Nashik at Sr. No. 1612/1982 dated 17.03.1982	Photocopy
8.	6D Mutation Entries and 7/12 Extract dated 09.09.2026	Photocopy
9.	Deed of Declaration executed by Sarvadnya Builders and Developers Partnership firm through Partner Mrs. Parvatabai Somnath Kakad, Mr. Sanjay Somnath Kakad and Mr. Anil Somnath Kakad in favour of Apartment Holders in respect of the building known as "SARVADNYA PARK" constructed on Plot No. 13 having area admeasuring 345.00 Sq. Meters out of Survey No. 70/1 (bearing CTS No. 2110 having area admeasuring 309.04 Sq. Meters) situated at Village Chunchale, within the limits of Nashik Municipal Corporation, Tal & Dist- Nashik which is registered in the office of Sub-Register Nashik – 5 at Sr. No. 3218/2021 dated 05.03.2021.	Photocopy

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

1. Previously the said Property i.e. **Survey No. 70/1** was owned & possessed by Dinkar Narayan Matale
2. It appears from the record that Dinkar Narayan Matale had prepared layout plan which was sanctioned by Assistant Director, Town Planning, Nashik vide its No. RP/ CHUNCHALE/ 3030 dated 17.11.1981. Accordingly collector issued N.A. Permission



- vide its No. RB/ DESK/ III/ LNA/ SR/ 640/ 81 dated 21.01.1982. Hence plots got separated as per sanctioned layout. Hence **M. E. No. 1097** was made and certified.
3. It appears from the record that M/s. J. M. Thakkar and Company had Purchased **Plot No. 1 to 34** from Dinkar Narayan Matale by way of Sale Deed. Hence Purchaser name was recorded in record of rights. Hence **M. E. No. 1117** was made & certified.
 4. It appears from the record that Sale Deed executed by M/s. J. M. Thakkar and Company in favour of Mrs. Kiran Sandhu in respect of **Plot No. 13** out of Survey No. 70/1 which is registered in the office of Nashik-1 at Sr. No. 1632/1982 dated 17.03.1982. Hence purchaser name was recorded in record of rights. Hence **M. E. No. 1638** was made & certified.
 5. It appears from the record that Sale Deed executed by Mrs. Kiran Sandhu in favour of Mrs. Rajendra Utam Kale in respect of **Plot No. 13** out of Survey No. 70/1 which is registered in the office of Nashik - 1 at Sr. No. 2300/2011 dated 21.03.2011. Hence purchaser name was recorded in record of rights. Hence **M. E. No. 9639** was made & certified
 6. It appears from the record that Sale Deed executed by Mr. Rajendra Uttam Kale in favour of Sarvadnya Builders & Developers Partnership Firm through Partner Sarvadnya Builders and Developers Partnership firm through Partner Mrs. Parvatabai Somnath Kakad, Mr. Sanjay Somnath Kakad and Mr. Anil Somnath Kakad in respect of Plot No. 13 out of Survey No. 70/1 which is registered in the office of sub-registrar Nashik - 5 at Sr. No. 4834/2015 dated 09.07.2015.
 7. It appears from the record that Sarvadnya Builders & Developers Partnership Firm through Partner Mr. Sanjay Somnath Kakad & others prepared building plan which was sanctioned by NMC Nashik vide its Commencement Letter No. LND/ BP/ CHUNCHALE/ DCR/ 1786/ 2019 dated 16.10.2019. There by that Sarvadnya Builders & Developers Partnership Firm through Partner Mr. Sanjay Somnath Kakad & others the owner has started construction over the said land & accordingly NMC Nashik issued Completion Certificate vide letter No. LND/ OC/ CHUNCHALE/ DCR/ 0699/ 2020 dated 07.01.2021.
 8. It appears from the record that Deed of Declaration executed by Sarvadnya Builders and Developers Partnership firm through Partner Mrs. Parvatabai Somnath Kakad, Mr. Sanjay Somnath Kakad and Mr. Anil Somnath Kakad in favour of Apartment Holders in respect of the building known as "SARVADNYA PARK" constructed on Plot No. 13 having area admeasuring 345.00 Sq. Meters out of Survey No. 70/1 (bearing CTS No. 2110 having area admeasuring 309.04 Sq. Meters) situated at Village Chunchale, within the limits of Nashik Municipal Corporation, Tal & Dist- Nashik which is registered in the office of Sub-Register Nashik – 5 at Sr. No. 3218/2021 dated 05.03.2021.

As above Sarvadnya Builders and Developers Partnership firm through Partner Mrs. Parvatabai Somnath Kakad, Mr. Sanjay Somnath Kakad and Mr. Anil Somnath Kakad (Seller /Vendor) has derived the title of the said property Sarvadnya Builders and Developers Partnership firm through Partner Mrs. Parvatabai Somnath Kakad, Mr. Sanjay Somnath Kakad and Mr. Anil Somnath Kakad (Seller/Vendor) made a Draft of Deed of Apartment in favour of Mr. Rahul Hiralal Kokani and Mrs. Somvati Rajaram Kokani in respect of Flat No. 15 in the building known as "SARVADNYA PARK"



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: - **MH009899831202627E**
Search Conducted Years: **13 years**
Name of the Advocate / Searcher: **ADV. NIKHIL N PAWAR**
Search Report Date: **09.09.2026.**
Note: The said property is free of encumbrances.
- 5.21 Whether EC is obtained? NO
EC Details: N.A
No. of Years EC Obtained: N.A
Any Encumbrance to Specify: N.A
EC Applied by: N.A

PART VI: CERTIFICATE:



NIKHIL PAWAR
& ASSOCIATES
ADVOCATES

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 ***Sarvadnya Builders and Developers Partnership firm through Partner Mrs. Parvatabai Somnath Kakad, Mr. Sanjay Somnath Kakad and Mr. Anil Somnath Kakad*** 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 ***Mr. Rahul Hiralal Kokani and Mrs. Somvati Rajaram Kokani.***

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 7/12 extract.***
- 2. Original NOC issued by Builder/Developer for raising loan in favor of ICICI Home Finance Company Ltd.***
- 3. Original Deed of Apartment executed by Sarvadnya Builders and Developers Partnership firm through Partner Mrs. Parvatabai Somnath Kakad, Mr. Sanjay Somnath Kakad and Mr. Anil Somnath Kakad in favour of Mr. Rahul Hiralal Kokani and Mrs. Somvati Rajaram Kokani in respect of Flat No. 15 in the building known as "SARVADNYA PARK" along with RR and Index II.***

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

REMARKS (if any): NIL

NIKHIL
NANDKISH
OR PAWAR

Digitally signed by NIKHIL NANDKISHOR
PAWAR
DN: c=IN, o=Personal,
2.5.4.20=3C75E152F5A9E856957EBF086
D1CDAC5A363AB1D1186C2035650CB92
68CA2BA7, postalCode=422013,
st=Maharashtra,
serialNumber=638EB3AAF163FAF9B1A0
6E50011192D020AFF00D2A1762EA53D
905E09C324EAE, cn=NIKHIL
NANDKISHOR PAWAR
Date: 2026.09.26 18:38:57 +05'30'

**Yours Faithfully,
Advocate**