

TITLE VERIFICATION REPORT

NAME OF APPLICANT

Shamdeo Rajaram Rathod



Rahul R. Zawar

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To,
ICICI Home Finance Company Ltd.
Branch Jalgaon.

TITLE VERIFICATION REPORT

1)	Name of the Applicant Shamdeo Rajaram Rathod R/o. Thane, Tal. & Dist. Thane.			
2)	Name of the Owner 1. Sunita Rajendra Mahajan 2. Ravindra Raghunath Shinde R/o. Jalgaon, Tal. & Dist. Jalgaon.			
3)	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 04/06/2026.			
4)	PART – I : Document Scrutinized			
	Sr. No.	Date and Document No.	Name of Documents	Whether Original/ Photocopy / Certified
	1.	21/11/2025 D. No. 7176	Sale Deed with R.R.	Photocopy
	2.	04/06/2026	7/12 Extract	Photocopy
	3.	02/01/2026	Mutation Entries	Photocopy
	4.	22/03/1991	N. A. Order	Photocopy
	5.	22/03/1991	Layout	Photocopy
	6.	12/12/2025	Commencement Certificate	Photocopy
	7.	12/12/2025	Approval Plan	Photocopy
	8.	16/02/2026	Completion Certificate	Photocopy
5)	PART – II : Description of the Property All piece and parcel of Block No. 2 admeasuring area 47.29 Sq. Mtr. & Built-Up admeasuring area 82.08 Sq. Mtr. of Plot No. 51 having total admeasuring area 183.76 Sq. Mtr. (As per 7/12 Extract 206.25 Sq. Mtr.) out of Gat No. 8/2/A/1 Part of Kusumbe Kh., Tal. & Dist. Jalgaon. The Property is bounded as :			
	East	6 Mtr Road & Usage		
	West	Block No. 4		
	North	Block No. 3		
	South	Block No. 1		
6)	Inspection Receipt No. 1115133456 on dated 04/06/2026 CERSAI Ref. No. 2803700032916 on dated 04/06/2026			



7)	Past and Previous transactions :
A.	Property previously own by 1. Mathurabai Puna Mahajan 2. Namdeo Dattu Mali 3. Tulsabai Bhikan Mali
B.	Thereafter Mathurabai Puna Mahajan & Ors. Obtain N.A. Permission from Hon'ble Collector, Jalgaon by an Order No. Jamin/1091/S.R./889 on dated 22/03/1991 regarding Gat No. 8/2/A/1 Part of Kusumbe Kh., Tal. & Dist. Jalgaon.
C.	As per M. E. No. 5136 on dated 24/05/1991 1. Mathurabai Puna Mahajan 2. Namdeo Dattu Mali 3. Tulsabai Bhikan Mali Sold above property i.e. All piece and parcel of Plot No. 51 admeasuring area 183.76 Sq. Mtr. (As per 7/12 Extract 206.25 Sq. Mtr.) out of Gat No. 8/2/A/1 Part of Kusumbe Kh., Tal. & Dist. Jalgaon, for Consideration amount of Rs. 8,500/- to Shakuntala Dinkar Patil By Sale Deed No. 2380 on dated 08/05/1991
D.	As per M. E. No. 6493 on dated 13/02/1999 Shakuntala Dinkar Patil Sold above property i.e. All piece and parcel of Plot No. 51 admeasuring area 183.76 Sq. Mtr. (As per 7/12 Extract 206.25 Sq. Mtr.) out of Gat No. 8/2/A/1 Part of Kusumbe Kh., Tal. & Dist. Jalgaon, for Consideration amount of Rs. 41,000/- to 1. Satish Bhaskar Ingale 2. Vijay Bhaskar Ingale By Sale Deed No. 5090 on dated 15/09/1998
E.	As per M.E. No. 29421 on dated 09/01/2021 Vijay Bhaskar Ingale Died on date 22/03/2004, therefore his legal heirs became the owner of above property as follows- 1. Jagdish Vijay Ingale 2. Vasanti Vijay Ingale 3. Manisha Vijay Ingale
F.	As per M. E. No. 31979 on dated 21/11/2025 1. Jagdish Vijay Ingale 2. Vasanti Vijay Ingale 3. Manisha Vijay Ingale 4. Satish Bhaskar Ingale Sold above property i.e. All piece and parcel of Plot No. 51 admeasuring area 183.76 Sq. Mtr. (As per 7/12 Extract 206.25 Sq. Mtr.) out of Gat No. 8/2/A/1 Part of Kusumbe Kh., Tal. & Dist. Jalgaon, for Consideration amount of Rs. 4,02,000/- to 1. Ravindra Raghunath Ingale 2. Sunita Rajendra Mahajan By Sale Deed No. 7176 on dated 21/11/2025
G.	Thereafter, 1. Ravindra Raghunath Ingale 2. Sunita Rajendra Mahajan obtains Commencement Certificate and approved plan regarding said property from Grampanchayat, Kusumbe Kh. on dated 12/12/2025.



H.	Thereafter, 1. Ravindra Raghunath Ingale 2. Sunita Rajendra Mahajan obtains Completion Certificate and approved plan regarding said property from Grampanchayat, Kusumbe Kh. on dated 16/02/2026.			
I.	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 04/06/2026. 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 Shamdeo Rajaram Rathod is/are clear, clean and marketable after Registered sale deed regarding above property with 1. Ravindra Raghunath Ingale 2. Sunita Rajendra Mahajan 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.	-----	Sale Deed Executed by 1. Ravindra Raghunath Ingale 2. Sunita Rajendra Mahajan in favor of Shamdeo Rajaram Rathod with R.R.	Original
	2.	21/11/2025 D. No. 7176	Sale Deed with R.R.	Photocopy
	3.	04/06/2026	7/12 Extract	Digital /Certified
	4.	02/01/2026	Mutation Entries	Digital/Certified /Photocopy
	5.	22/03/1991	N. A. Order	Photocopy
	6.	22/03/1991	Layout	Photocopy
	7.	12/12/2025	Commencement Certificate	Photocopy
	8.	12/12/2025	Approval Plan	Photocopy
	9.	16/02/2026	Completion Certificate	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.

Date: 04/06/2026
Place: Jalgaon



R. R. Zawar
Rahul R. Zawar
Advocate & Notary



CERSAI

Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

Asset Based Search Report

CERSAI Details

PAN	AAECC5770G
CERSAI GSTIN	07AAECC5770G1ZN
HSN Code/SAC	998439
Quantity Units/Unique Quantity Code	N.A.

User Details

Report Download Date	04-06-2026 16:19:05.551
Transaction ID / QRF NO	200453279635
Generated by	Public User

Transaction Details

Type of Transaction	Security Interest
Transaction Id	200453279635
Created By	PUSER
Creation Timestamp	04-06-2026:16:17:13.000
Search Reference Number	2803700032916

Search Criteria Entered

Asset Category	Immovable
Type Of Asset	Residential
Description Of Asset	
Survey Number / Municipal Number	8/2/A/1
Plot Number	51
House / Flat Number / Unit No	
Floor No	
Building / Tower Name / Number	
Name of the Project / Scheme / Society / Zone	
Street Name / Number	
Pocket	
Locality / Sector	
City / Town / Village	KUSUMBE
District	Jalgaon
State / UT	Maharashtra
Pin Code / Post Code	425003



Search Output Details



CERSAI
Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

Asset Details

Asset ID	200051057146
Asset Category	Immovable
Type Of Asset	Residential
Description Of Asset	House
Survey Number / Municipal Number	8/2/A/1
Plot Number	49
Area	68.8
Area Unit	Square Metre
House / Flat Number / Unit No	3277
Floor No	...
Building / Tower Name / Number	SOUTHERN SIDE ROW HOUSE SINGLE STORIED
Name of the Project / Scheme / Society / Zone	AT KUSUMBE KHURD
Street Name / Number	AURANGABAD ROAD
Pocket	NEAR RAIPUR PHATA
Locality / Sector	MORYA NAGAR KUSUMBE KHURD TAL AND DIST JALGAON
City / Town / Village	Jalgaon
District	Jalgaon
State / UT	Maharashtra
Pin Code / Post Code	425003
Coordinate 1	...
Coordinate 2	...
Coordinate 3	...
Coordinate 4	...

Security Interest Details

Current View

Security Interest ID	400051057876
Transaction Id	200205244643
Total Secured Amount	1000000.00
Type Of Security Interest	Registered Mortgage
Type Of Finance	Sole
Details Of Charge	FIRST
Entity Identification Number	0X5X0X1X0X0X0X
Created By	D021500004
SI Creation Date In Bank	25-11-2020
SI Registration Timestamp In CERSAI Portal	21-12-2020:22:50:23.000
Satisfaction Status	Not Satisfied





CERSAI
Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

Miscellaneous Narration

HSLN-00580010000009 MIDC BR

Borrower(s) Details

S.No.	Type of Borrower	Name of the Borrower	Father / Mother Name	Is Borrower - Asset Owner ?
1	Individual	GAJANAN ATMARAM WAGH	ATMARAM	Yes

Holder Details

Charge Holder Name	Office / Ward / Branch Name
THE JALGAON PEOPLES CO-OPERATIVE BANK LIMITED	MIDC BRANCH

Original View

Security Interest ID	400051057876
Transaction Id	200205244643
Total Secured Amount	1000000.00
Type Of Security Interest	Registered Mortgage
Type Of Finance	Sole
Details Of Charge	FIRST
Entity Identification Number	0X5X0X1X0X0X0X
Created By	D021500004
SI Creation Date In Bank	25-11-2020
SI Registration Timestamp In CERSAI Portal	21-12-2020:22:50:23.000
Satisfaction Status	Not Satisfied
Miscellaneous Narration	HSLN-00580010000009 MIDC BR

Borrower(s) Details

S.No.	Type of Borrower	Name of the Borrower	Father / Mother Name	Is Borrower - Asset Owner ?
1	Individual	GAJANAN ATMARAM WAGH	ATMARAM	Yes

Holder Details

Charge Holder Name	Office / Ward / Branch Name
THE JALGAON PEOPLES CO-OPERATIVE BANK LIMITED	MIDC BRANCH

Transaction History





CERSAI
Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

S. No	Transaction ID	Type of SI	Type of Transaction	Created By	Creation Timestamp	Modified/ Approved By	Modification Timestamp
1	200205244643	Registered Mortgage	Registration	D021500004	21-12-2020 22:50:23.000	D021500004	21-12-2020 22:50:23.000

RMS Details

Transaction Fees	₹10.00
Total Transaction Amount	₹10.00
GST Amount	₹1.80

--- End Of Report ---



MH003798191202627E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
04 Jun 2026	Receipt	Receipt no.: 1115133456
	Name of the Applicant :	Rahul Radheshyam Zawar
	Details of property of which document has to be searched :	Dist :Jalgaon Village :Kusunbe Khurd S.No/CTS No/G.No. : 8
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH003798191202627E		
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'.		

