

TITLE VERIFICATION REPORT

NAME OF APPLICANT

1. Shaikh Qasim Umar Rafique Ahmed
2. Shaikh Fajilat Jaha Kasim Umar



Rahul R. Zawar

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◆ OFFICE ◆

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To,
ICICI Home Finance Company Ltd.
Branch Jalgaon.

TITLE VERIFICATION REPORT

1)	Name of the Applicant			
	1. Shaikh Qasim Umar Rafique Ahmed 2. Shaikh Fajilat Jaha Kasim Umar R/o. Jalgaon, Tal. & Dist. Jalgaon			
2)	Name of the Owner			
	Sahera Bi Shaikh Sadik Khatik 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 21/09/2026.			
4)	PART - I : Document Scrutinized			
	Sr. No.	Date and Document No.	Name of Documents	Whether Original/ Photocopy / Certified
	1.	09/01/2023 D. No. 200	Sale Deed with R.R.	Photocopy
	2.	31/08/2026	7/12 Extract	Photocopy
	3.	31/08/2026	Mutation Entry	Photocopy
	4.	12/10/2004	N.A. Order	Photocopy
5)	PART - II : Description of the Property			
	All piece and parcel of East-South Plot (Part No.4) admeasuring area 74.28 Sq. Mtr. of Plot No. 2 having total admeasuring area 505.25 Sq. Mtr. out of Gat No. 239/240/241/242/1/242/2 of Manyarkheda, Tal. & Dist. Jalgaon.			
	The Property is bounded as :			
	East	Plot No. 3		
	West	Part No. 3		
	North	Part No. 5		
	South	9 Mtr. Road & Usage		
6)	Inspection Receipt No.			
	1115476577 on dated 21/09/2026 CERSAI Ref. No. 3141591645267 on dated 21/09/2026			
7)	Past and Previous transactions :			
A.	Property previously own by			
	Lakeview Developers			
	Through Partner			
	1. Sharad Kalyanmal Jain			
	2. Arvind Ghevarchand Salecha			
	3. Rajendra Dipchand Balai			



	4. Vimalkumar Hariprasad Agrawal 5. Vinay Uttamchand Parakh
B.	Thereafter, Lakeview Developers Through Partner Sharad Kalyanmal Jain & Ors obtains N.A. Permission from by Hon'ble Collector Jalgaon, by an Order No. JAMIN/1/102004/SR/113/02 on dated 12/10/2004 regarding Gat No. 239/240/241/242/1/242/2 of Manyarkheda, Tal. & Dist. Jalgaon.
C.	As per M.E. No.13059 on dated 03/06/2007 Lakeview Developers Through Partner 1. Sharad Kalyanmal Jain 2. Arvind Ghevarchand Salecha 3. Rajendra Dipchand Balai 4. Vimalkumar Hariprasad Agrawal 5. Vinay Uttamchand Parakh This Partnership Firm was dissolved on dated 31/05/2007 therefore above property i.e. All plots out of Gat No. 239/240/241/242/1/242/2 of Manyarkheda, Tal. & Dist. Jalgaon was divided among all partners and said Plot No. 2 and other plots owned by - Sharad Kalyanmal Jain
D.	As per M. E. No. 14842 on dated 12/04/2011 Sharad Kalyanmal Jain Sold above property i.e. All piece and parcel of Plot No. 2 admeasuring area 505.25 Sq. Mtr. & Other Plots out of Gat No. 239/240/241/242/1/242/2 of Manyarkheda, Tal. & Dist. Jalgaon, for Consideration amount Rs. 23,10,000/- to Moh. Rafiq A. Rahim By Sale Deed No. 1816 on dated 06/04/2011
E.	As per M. E. No. 19454 on dated 25/06/2015 Moh. Rafiq A. Rahim Sold above property i.e. All piece and parcel of East-South Plot (part No.4) admeasuring area 74.28 Sq. Mtr. of Plot No. 2 having total admeasuring area 505.25 Sq. Mtr. out of Gat No. 239/240/241/242/1/242/2 of Manyarkheda, Tal. & Dist. Jalgaon, for Consideration amount Rs. 73,000/- to Wasimuddin Alimuddin Shaikh By Sale Deed No. 1540 on dated 22/06/2015
F.	As per Online Record Wasimuddin Alimuddin Shaikh Sold above property i.e. All piece and parcel of East-South Plot (part No.4) admeasuring area 74.28 Sq. Mtr. of Plot No. 2 having total admeasuring area 505.25 Sq. Mtr. out of Gat No. 239/240/241/242/1/242/2 of Manyarkheda, Tal. & Dist. Jalgaon, for Consideration amount Rs. 80,000/- to Nazimoddin Rafiuddin Shaikh By Sale Deed No. 2633 on dated 06/06/2016
G.	As per M. E. No. 27578 on dated 24/01/2023 Nazimoddin Rafiuddin Shaikh Sold above property i.e. All piece and parcel of East-South Plot (part No.4) admeasuring area 74.28 Sq. Mtr. of Plot No. 2 having total admeasuring area 505.25 Sq. Mtr. out of Gat No. 239/240/241/242/1/242/2 of Manyarkheda, Tal. & Dist. Jalgaon, for Consideration amount Rs.



	1,11,000/- to Sahera Bi Shaikh Sadik Khatik By Sale Deed No. 200 on dated 09/01/2023			
H.	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 2014 up to 21/09/2026. 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 1. Shaikh Qasim Umar Rafique Ahmed 2. Shaikh Fajilat Jaha Kasim Umar is/are clear, clean and marketable after registered sale deed regarding above property with Sahera Bi Shaikh Sadik Khatik is/are clear, clean and marketable and said property is not under any acquisition or requisition by any public and private authority and said property is marketable, clear and free from all encumbrances. 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 Sahera Bi Shaikh Sadik Khatik in favour of 1. Shaikh Qasim Umar Rafique Ahmed 2. Shaikh Fajilat Jaha Kasim Umar with R.R.	Original
	2.	09/01/2023 D. No. 200	Sale Deed with R.R.	Original
	3.	06/06/2016 D. No. 2633	Sale Deed with R.R.	Original
	4.	22/06/2015 D. No. 1540	Sale Deed with R.R.	Original
	5.	31/08/2026	7/12 Extract	Certified/ Digital
	6.	31/08/2026	Mutation Entry	Certified/ Digital/ Photocopy
	7.	12/10/2004	N.A. Order	Photocopy
	8.	12/10/2004	Layout	Photocopy
	9.	-----	Commencement Certificate	Photocopy
	10.	-----	Approved Plan	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: 21/09/2026

Place: Jalgaon



A handwritten signature in blue ink, appearing to read "RRZawar", written over the printed name.

**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	21-09-2026 17:25:34.395
Transaction ID / QRF NO	200489959907
Generated by	Public User

Transaction Details

Type of Transaction	Security Interest
Transaction Id	200489959907
Created By	PUSER
Creation Timestamp	21-09-2026:17:24:05.000
Search Reference Number	3141591645267

Search Criteria Entered

Asset Category	Immovable
Type Of Asset	Residential
Description Of Asset	
Survey Number / Municipal Number	239/240/241/242/1/242/2
Plot Number	2
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	Manyarkheda
District	Jalgaon
State / UT	Maharashtra
Pin Code / Post Code	425309

Search Output Details





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

Asset Details

Asset ID	200084871035
Asset Category	Immovable
Type Of Asset	Residential
Description Of Asset	Residential Plot
Survey Number / Municipal Number	GAT NO 239 240 241 242 2
Plot Number	...
Area	...
Area Unit	...
House / Flat Number / Unit No	P NO 295
Floor No	0
Building / Tower Name / Number	BLOCK NO 4
Name of the Project / Scheme / Society / Zone	FATEMA NAGAR ROAD
Street Name / Number	AT MANYARKHEDA
Pocket	...
Locality / Sector	JALGAON
City / Town / Village	Jalgaon
District	Jalgaon
State / UT	Maharashtra
Pin Code / Post Code	425309
Coordinate 1	...
Coordinate 2	...
Coordinate 3	...
Coordinate 4	...

Security Interest Details

Current View

Security Interest ID	400083052508
Transaction Id	200318596057
Total Secured Amount	1080000.00
Type Of Security Interest	Equitable Mortgage
Type Of Finance	Sole
Details Of Charge	FIRST
Entity Identification Number	4X7X3X0X3X0X0X1X
Created By	B00500005C
SI Creation Date In Bank	17-08-2024
SI Registration Timestamp In CERSAI Portal	28-08-2024:12:34:31.000
Satisfaction Status	Not Satisfied
Miscellaneous Narration	





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

Borrower(s) Details

S.No.	Type of Borrower	Name of the Borrower	Father / Mother Name	Is Borrower - Asset Owner ?
1	Individual	JAWED PAPPU KHATIK	PAPPU KHATIK	Yes

Holder Details

Charge Holder Name	Office / Ward / Branch Name
UJJIVAN SMALL FINANCE BANK	JALGAON

Original View

Security Interest ID	400083052508
Transaction Id	200318596057
Total Secured Amount	1080000.00
Type Of Security Interest	Equitable Mortgage
Type Of Finance	Sole
Details Of Charge	FIRST
Entity Identification Number	4X7X3X0X3X0X0X1X
Created By	B00500005C
SI Creation Date In Bank	17-08-2024
SI Registration Timestamp In CERSAI Portal	28-08-2024:12:34:31.000
Satisfaction Status	Not Satisfied
Miscellaneous Narration	

Borrower(s) Details

S.No.	Type of Borrower	Name of the Borrower	Father / Mother Name	Is Borrower - Asset Owner ?
1	Individual	JAWED PAPPU KHATIK	PAPPU KHATIK	Yes

Holder Details

Charge Holder Name	Office / Ward / Branch Name
UJJIVAN SMALL FINANCE BANK	JALGAON

Transaction History

S.No.	Transaction ID	Type of SI	Type of Transaction	Created By	Creation Timestamp	Modified/ Approved By	Modification Timestamp
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CERSAI
Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

1	200318596057	Equitable Mortgage	Registration	B00500005C	28-08-2024 12:34:31.000	B00500005C	28-08-2024 12:34:31.000
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RMS Details

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

--- End Of Report ---

