



MR. PRAVIN VIJAYSING SAMBRE

Advocate & Notary
Mobile No. 9970250250
Email - pravinsambre@gmail.com



Office :- FM-14+15, First Floor, Above Tawri Medical, Behind MNS Office, Thakkar Buzzar,
New CBS, Nashik -422 002

APP No. 770003403130

Date -15.09.2026

To,
The Manager,
ICICI Home Finance Company Ltd.
Nashik.

Dear Sir/ Madam,
Legal Scrutiny Report in respect of the file of **Mr. Dhondiram Narayan Lilake and Indumati Kisan Bendkoli**

Name of the Title Holder :- Mr. Vilas Govind Deore and Mrs. Sandhya Vilas Deore

PART I: PROPERTY DETAILS:

- Name of the Applicant / Borrower/s** Mr. Dhondiram Narayan Lilake
- Name of the Co- Applicant/s (if any)-** Indumati Kisan Bendkoli
- Type of Loan :-** Home Loan
- Purpose of Loan :-** Builder Purchase Case
- Name of the Property Owner/s**

Mr. Vilas Govind Deore and Mrs. Sandhya Vilas Deore

6. Description of the Property

A] All that piece and parcel of N.A. land bearing **Plot No. 27** admeasuring area 331.42 Sq. Mtrs. out of **Gat No. 299/1/B** situated at village **Tramabkeshwar**, Tal. Tramabkeshwar Dist. Nashik within the limits of Trambak Municipal Council which is bounded as under

East	-	Nala and Gat No. 304
West	-	Plot No. 26
South	-	9 Mtrs. Road
North	-	Nala and Gat No. 303

B] All that piece and parcel of constructed premises bearing **Row House No. 03** admeasuring area 72.59 Sq. Mtrs. Carpet having Plotted admeasuring area 69.97 Sq. Mtrs. in the Project known as

Aaradhya Vila-F constructed upon the property described above which is bounded as under

East	-	Row House No. 02
West	-	Row House No. 04
South	-	9 Mtrs. Road
North	-	Nala and Gat No. 303

Boundaries as per Agreement for Sale / Deed of Apartment and Draft

- 7. Nature / Status of the Property** :- Freehold
- 8. Type of Property** :- constructed premises (Residential)

PART II: LIST OF DOCUMENTS SUBMITTED BEFORE ME/US FOR SCRUTINY AND LEGAL OPINION: (SPECIFY THE DOCUMENTS ARE ORIGINAL OR XEROX)

1. Draft copy of Sale Deed with respect to **Row House No. 03** in the Project known as **Aaradhya Vila-F** to be executed by Mr. Vilas Govind Deore and Mrs. Sandhya Vilas Deore through G.P.A. Holder Mr. Sanket Vilas Deore in favour of Mr. Dhondiram Narayan Lilake and Indumati Kisan Bendkoli, yet to be registered after paying due required stamp duty and registration fees.
2. Xerox copy of Partition Deed with respect to Plot No. 02, 24, 25, 26 and 27 executed by 1. Mr. Nitin Vishwasrao Bande, Mrs. Sarika Nitin Bande and Mr. Vilas Govind Deore and 2. Mrs. Sandhya Vilas Deore registered in the office of Sub-Registrar Trambak at Sr. No. 2207 on 23.10.2024. as per Partition Deed Plot No. 27 given to the share of Mr. Vilas Govind Deore and Mrs. Sandhya Vilas Deore.
3. Xerox copy of Sale Deed with respect to area 16,658.82 Sq. Mtrs. out of Gat No. 299/1 executed by Master Ahan Janak Sarada through legal guardian Father Mr. Janak Rameshwar Sarada in favour of Mr. Nitin Vishwasrao Bande, Mrs. Sarika Nitin Bande, Mrs. Sandhya Vilas Deore and Mr. Vilas Govind Deore registered in the office of Sub-Registrar Trimbak at Sr. No. 512 on 07.03.2024. along with permission under Sec of 08 of Guardian and Wards Act in Application No. 25 of 2023 dtd. 28.02.2024 from by District Judge.
4. Xerox copy of layout order approved and sanctioned by Trimbak Municipal Council vide out ward No. 1116/2024, dtd. 07.06.2024..

5. Xerox copy of Sale Deed with respect to **Gat No. 299/1 area adm. 2 H 03 R** executed by Mr. Damodar Pundalik Adasare in favour of Mrs. Kamalabai Deokisan Sarada, registered in the office of Sub-Registrar Nashik at Sr. No. 4825 on 26.06.1991.
5. Xerox copy of Order given by District Judge Nashik on Exh. 1 in Guardian and Wards Application No. 25/2023, dtd. 28.02.2024.
6. Xerox copy of N.A. SANAD given by Tahsildar Trimbak vide order No. Jama/ 2/ SR/ 08/ 2023, dtd. 22.12.2023.
7. Xerox copy of layout order approved and sanctioned by Trimbak Municipal Council vide out ward No. 1116/2024, dtd. 07.06.2024.
8. Xerox copy of Sanction of building permit and commencement certificate given by Trimbak Municipal Council vide permission No. CCNTW/B/2024/APL/00285, dtd. 05.02.2025.
9. Xerox copy of Occupancy Certificate given by Trimbak Municipal Council vide permission No. CCNTW/FO/2026/APL/00132, dtd. 05.01.2026.
10. 7/12 extract of Plot No. 27 dtd. 11.09.2026 name of Mr. Vilas Govind Deore and Mrs. Sandhya Vilas Deore are shown as owner and possessor, no adverse entries are seen in other rights column
11. Relevant mutation entries.

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

1. It is seen from the revenue record that, originally subject land Gat No. 299/1 was owned and possessed by Mr. Damodar Pundalik Adsare prior to 1991.
2. M.E. No. 293 dtd. 09.06.1992 shows that Kamalbai Deokisan Sarada purchased Gat No. 299/1 from Mr. Damodar Pundalik Adsare by way of Sale Deed registered in the office of Sub-Registrar Nashik at Sr. No. 4825 on 26.06.1991.
3. M.E. No. 2143 dtd. 02.04.2013 shows that Kamalbai Deokisan Sarada died on 24.07.2012 as per her will/ Management Letter Gat No. 299/1 given to her grandson Master Ahan Janak Sarada.
4. M.E. No. 4585 dtd. 19.12.2023 shows that as per order of Tahsildar vide No. Kuka/Kavi/1046/2023, dtd. 13.12.2023 name

of Tenant i.e. purchaser Bhiva Kalu is deleted from other rights column of Gat No. 299/1.

5. M.E. No. 4597 dtd. 26.12.2023 shows that land converted into non agricultural purpose N.A. SANAD given by Tahsildar Trimbak vide order No. Jama/ 2/ SR/ 08/ 2023, dtd. 22.12.2023.
6. M.E. No. 4713 dtd. 11.03.2024 shows that cancelled mutation.
7. M.E. No. 4716 dtd. 07.02.2026 shows that Mr. Nitin Vishwasrao Bande, Mrs. Sarika Nitin Bande, Mrs. Sandhya Vilas Deore and Mr. Vilas Govind Deore purchased area 16,658.82 Sq. Mtrs. out of Gat No. 299/1 from Ahan Janak Sarada minor through legal guardian Father Mr. Janak Rameshwar Sarada by way of Sale Deed registered in the office of Sub-Registrar Trimbak at Sr. No. 512 on 07.03.2024. Prior Sale Deed permission under Sec of 08 of Guardian and Wards Act in Application No. 25 of 2023 dtd. 28.02.2024 obtained from by District Judge.
8. M.E. No. 4797 dtd. 05.06.2024 shows that Sanket Vilas Deore purchased 1000 Sq. Mtrs. out of Gat No. 299/1 from Ahan Janak Sarada minor through legal guardian Father Mr. Janak Rameshwar Sarada by way of Sale Deed registered in the office of Sub-Registrar Trimbak at Sr. No. 1131 on 05.06.2024.
9. M.E. No. 4829 dtd. 27.06.2024 shows that Mr. Nitin Vishwasrao Bande, Mrs. Sarika Nitin Bande, Mrs. Sandhya Vilas Deore and Mr. Vilas Govind Deore jointly laid layout in Gat No. 299/1 which is was approved and sanctioned by Trimbak Municipal Council vide No. 1116/2024, dtd. 07.06.2024 and also Sanad with respect to N.A. use given by Tahsildar Trimbak vide order No. Jama/ 2/ SR/ 08/ 2023, dtd. 22.12.2023 and in all 1 to 47 plots came in to existence and for plots new Gat No. 299/1/B allotted and 7/12 extracts separated Plot wise and Gat No. 299/1/A total area adm. 3671.00 Sq. Mtrs. out of it 1000.00 Sq. Mtrs. shown in the name of Sanket Vilas Deore and area adm. 2671.00 Sq. Mtrs. shown in the name of Ahan Janak Sarada minor through legal guardian Father Mr. Janak Rameshwar Sarada.
10. M.E. No. 5036 dtd. 29.10.2024 shows that 1. Mr. Nitin Vishwasrao Bande, Mrs. Sarika Nitin Bande and Mr. Vilas Govind Deore and 2. Mrs. Sandhya Vilas Deore executed Partition Deed with respect to Plot No. 02, 24, 25, 26 and 27 registered in the office of Sub-Registrar Trimbak at Sr. No. 2207 on 23.10.2024. As per Partition Deed **Plot No. 27** given to the share of Mr. Vilas Govind Deore and Mrs. Sandhya Vilas Deore.

11. Mr. Vilas Govind Deore and Mrs. Sandhya Vilas Deore got approved building plan and completed construction and obtain occupancy certificate from Trimbak Municipal Council.
12. Mr. Dhondiram Narayan Lilake and Indumati Kisan Bendkoli agreed to purchase subject **Row House No. 03** in the Project known as **Aaradhya Vila-F** from Mr. Vilas Govind Deore and Mrs. Sandhya Vilas Deore through G.P.A. Holder Mr. Sanket Vilas Deore, but yet Sale Deed is to be registered after paying due required stamp duty and registration fees.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

1. **As studied in part II and part III above**

PART V : OTHER PROVISIONS:

- 5.1 Whether provisions of urban land ceiling act are applicable? **Not applicable**
- 5.2 Whether any property/ies intend to be given as security is subject to any minor's claim/share? **No, minor's interest are not involved in the property as per documents placed before me**
- 5.3 Whether the property is affected by any revenue and tenancy regulations; if yes then to what extent? :- **No as per documents placed before me**
- 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? **to be obtained**
- 5.6 Whether all original documents for last 13/30 years have been scrutinized; if not give reasons? **Yet the document in favour of borrower is to be registered.**
- 5.7 Whether required documents are available for creating mortgage? **Yet the document in favour of borrower is to be registered after paying due required stamp duty and registration fees.**
- 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, after registration of Deed of Apartment in favour of borrowers.**
- 5.10 What is the tenure of the land; if it is leased? **Not Applicable**
- 5.11 Whether the land is Adiwasi (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, as per documents placed before me**
- 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? **Yes**
- 5.16 Whether the said POA holder has/had authority to sell the property under POA? **Yes**
- 5.17 Whether POA as recorded in 5.15 is registered? - **Yes**
- 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, Online Index II search is taken on the basis of available date.**

Search Report Details - Online
Search Conducted Years - 13 years
Name of the Advocate / Searcher- Self
Search Report Date: 15.09.2026
GRN No. **MH010236053202627U**

5.21 Whether EC is obtained? - **Not applicable.**

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. Vilas Govind Deore and Mrs. Sandhya Vilas Deore** has/would derive a valid, clear, marketable and unencumbered title / freehold rights in the property/ies stated above.

Mr. Dhondiram Narayan Lilake and Indumati Kisan Bendkoli will get ownership upon subject property after payment of agreed consideration amount to **Mr. Vilas Govind Deore and Mrs. Sandhya Vilas Deore** as per Agreement of Sale and after registration of Deed of Apartment/ Sale Deed

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co borrower **Mr. Dhondiram Narayan Lilake and Indumati Kisan Bendkoli (after registration of documents in favour of borrowers)**

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 Sale Deed with registration receipt registered in the office of Sub-Registrar in favour of Borrower and Index II.
2. Latest 7/12 Extract

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

REMARKS (if any): - Nil

Note :- At most care and proper diligence has been done while taking search in to the record of Sub Registrar Office and online basis and now from May 2025 documents are registered in Sub Registrar Office anywhere in Nashik District. However there may be possibility that any of the entry in respect of said property may not be reflected. For such entry Advocate shall not be held responsible / liable for the any negligence. This Search report is issued only for ICICI Home Finance Company Ltd. and same shall not be produced before any court of Low of share to any other person or entity with-out prior consent of the Advocate.

Yours Faithfully,

Pravin
Vijaysing
Sambre
Pravin Vijaysing Sambre'
(Advocate)

Digitally signed
by Pravin
Vijaysing
Sambre
Date: 2026.09.16
10:08:57+0530'