



# 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) | <b>Name of the Applicant</b>                                                                                                                                                                                                                                                                              |                              |                                 |                                                |
|    | <b>Mukesh Chohan</b><br><b>R/o. Jalgaon, Tal. &amp; Dist. Jalgaon</b>                                                                                                                                                                                                                                     |                              |                                 |                                                |
| 2) | <b>Name of the Owner</b>                                                                                                                                                                                                                                                                                  |                              |                                 |                                                |
|    | 1. Akash Ravindar Potdar<br>2. Vishwa Ravindra Potdar<br>Through Developers & Power of Attorney Holder<br>M/S Siddhiyinayak Pride<br>Through Partner<br>1. Parshuram Ekhnath Patil<br>2. Harish Manikrao Surve<br>3. Yogesh Ashok Ahuja<br>4. Chandresh Kiran Dahad<br>R/o. Jalgaon, Tal. & Dist. Jalgaon |                              |                                 |                                                |
| 3) | <b>Purpose of Investigation</b><br>For the purpose of to obtain loan the title verification is asked for and done for the period 01/01/2014 up to 29/06/2026.                                                                                                                                             |                              |                                 |                                                |
| 4) | <b>PART – I : Document Scrutinized</b>                                                                                                                                                                                                                                                                    |                              |                                 |                                                |
|    | <b>Sr. No.</b>                                                                                                                                                                                                                                                                                            | <b>Date and Document No.</b> | <b>Name of Documents</b>        | <b>Whether Original/ Photocopy / Certified</b> |
|    | 1.                                                                                                                                                                                                                                                                                                        | 14/06/2021<br>D. No. 4229    | Gift Deed with R.R.             | Photocopy                                      |
|    | 2.                                                                                                                                                                                                                                                                                                        | 14/06/2021<br>D. No. 4228    | Gift Deed with R.R.             | Photocopy                                      |
|    | 3.                                                                                                                                                                                                                                                                                                        | 22/11/2007<br>D. No. 2854    | Sale Deed with R.R.             | Photocopy                                      |
|    | 4.                                                                                                                                                                                                                                                                                                        | 22/11/2007<br>D. No. 2853    | Sale Deed with R.R.             | Photocopy                                      |
|    | 5.                                                                                                                                                                                                                                                                                                        | 25/10/2007<br>D. No. 3130    | Sale Deed with R.R.             | Photocopy                                      |
|    | 6.                                                                                                                                                                                                                                                                                                        | 25/10/2007<br>D. No. 3131    | Sale Deed with R.R.             | Photocopy                                      |
|    | 7.                                                                                                                                                                                                                                                                                                        | 01/12/2023<br>D. No. 3491    | Development Agreement with R.R. | Photocopy                                      |
|    | 8.                                                                                                                                                                                                                                                                                                        | 12/01/2024<br>D. No. 107     | Deed of Declaration with R.R.   | Photocopy                                      |
|    | 9.                                                                                                                                                                                                                                                                                                        | 29/06/2026                   | 7/12 Extract                    | Photocopy                                      |
|    | 10.                                                                                                                                                                                                                                                                                                       | 20/03/2024                   | Mutation Entries                | Photocopy                                      |
|    | 11.                                                                                                                                                                                                                                                                                                       | 29/06/1998                   | N.A. Order                      | Photocopy                                      |

|    |                                                                                                                                                                                                                                                                                                                                                           |                                        |                                   |           |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|-----------------------------------|-----------|
|    | 12.                                                                                                                                                                                                                                                                                                                                                       | 29/06/1998                             | Layout                            | Photocopy |
|    | 13.                                                                                                                                                                                                                                                                                                                                                       | 29/03/2022                             | Amalgamation & Sub-Division Order | Photocopy |
|    | 14.                                                                                                                                                                                                                                                                                                                                                       | 29/03/2022                             | Amalgamation Plan                 | Photocopy |
|    | 15.                                                                                                                                                                                                                                                                                                                                                       | 31/08/2023                             | Commencement Certificate          | Photocopy |
|    | 16.                                                                                                                                                                                                                                                                                                                                                       | 31/08/2023                             | Approved Plan                     | Photocopy |
| 5) | <b>PART – II : Description of the Property</b>                                                                                                                                                                                                                                                                                                            |                                        |                                   |           |
|    | All piece and parcel of Flat No. 104 Built-up area 62.92 Sq. Mtr., Carpet admeasuring area 59.31 Sq. Mtr. & Land Holding area 22.60 Sq. Mtr. at Ground Floor of <b>‘Siddhivinayak Pride’</b> situated on Plot No. 61/62/63/64 having total admeasuring area 941.86 Sq. Mtr. out of Survey No. 456/2/Part of Mehrun Tal. & Dist. Jalgaon.                  |                                        |                                   |           |
|    | <b>The Property is bounded as :</b>                                                                                                                                                                                                                                                                                                                       |                                        |                                   |           |
|    | East                                                                                                                                                                                                                                                                                                                                                      | Flat No. 106, Duct & Lobby             |                                   |           |
|    | West                                                                                                                                                                                                                                                                                                                                                      | Flat No. 102, Duct                     |                                   |           |
|    | North                                                                                                                                                                                                                                                                                                                                                     | Passage & thereafeter Plot No. 60 & 65 |                                   |           |
|    | South                                                                                                                                                                                                                                                                                                                                                     | Duct & Staircase                       |                                   |           |
| 6) | <b>Inspection Receipt No.</b>                                                                                                                                                                                                                                                                                                                             |                                        |                                   |           |
|    | 1115211525 dated <b>29/06/2026</b><br>CERSAI Ref. No. 3310140800008 on dated <b>29/06/2026</b>                                                                                                                                                                                                                                                            |                                        |                                   |           |
| 7) | <b>Past and Previous transactions :</b>                                                                                                                                                                                                                                                                                                                   |                                        |                                   |           |
| A. | <b>Property Previously own by<br/>Dilip Ananda Kolhe</b>                                                                                                                                                                                                                                                                                                  |                                        |                                   |           |
| B. | <b>Thereafter, Dilip Ananda Kolhe obtain N.A. Permission from Hon’ble Collector Jalgaon by order No. Land/1097/SR/248/97 on dated 29/06/1988 regarding Survey No. 456/2 Part of Mehrun Tal. &amp; Dist. Jalgaon.</b>                                                                                                                                      |                                        |                                   |           |
| C. | As per M. E. No. 37487 on dated 06/12/1998<br><b>Dilip Ananda Kolhe</b><br>Sold above Property i.e. All piece and parcel of Plot No. 61 admeasuring area 169.05 Sq. Mtr. Survey No. 456/2/Part of Mehrun Tal. & Dist. Jalgaon, for the consideration of Rs. 30,500/- to<br><b>Jagdish Punamchand Agrawal</b><br>By Sale Deed No. 5650 on dated 13/10/1998 |                                        |                                   |           |
| D. | As per M. E. No. 37484 on dated 06/12/1998<br><b>Dilip Ananda Kolhe</b><br>Sold above Property i.e. All piece and parcel of Plot No. 62 admeasuring area 301.88 Sq. Mtr. Survey No. 456/2/Part of Mehrun Tal. & Dist. Jalgaon, for the consideration of Rs. 54,000/- to<br><b>Jagdish Punamchand Agrawal</b><br>By Sale Deed No. 5671 on dated 13/10/1998 |                                        |                                   |           |
| E. | As per M. E. No. 37488 on dated 06/12/1998<br><b>Dilip Ananda Kolhe</b><br>Sold above Property i.e. All piece and parcel of Plot No. 64 admeasuring area 169.05 Sq. Mtr. Survey No. 456/2/Part of Mehrun Tal. & Dist. Jalgaon, for the consideration of Rs. 30,500/- to<br><b>Sima Jagdish Agrawal</b><br>By Sale Deed No. 5646 on dated 13/10/1998       |                                        |                                   |           |
| F. | As per M. E. No. 37489 on dated 06/12/1998<br><b>Dilip Ananda Kolhe</b><br>Sold above Property i.e. All piece and parcel of Plot No. 63 admeasuring area 301.88 Sq. Mtr. Survey No. 456/2/Part of Mehrun Tal. & Dist. Jalgaon, for the consideration of Rs. 54,000/- to                                                                                   |                                        |                                   |           |

|           |                                                                                                                                                                                                                                                                                                                                                                   |
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|           | <p><b>Jagdish Punamchand Agrawal</b><br/>By Sale Deed No. 5649 on dated 13/10/1998</p>                                                                                                                                                                                                                                                                            |
| <b>G.</b> | <p>As per Sale Deed<br/><b>Jagdish Punamchand Agrawal</b><br/>Sold above Property i.e. All piece and parcel of Plot No. 63 admeasuring area 301.88 Sq. Mtr. Survey No. 456/2/Part of Mehrun Tal. &amp; Dist. Jalgaon, for the consideration of Rs. 2,50,000/- to<br/><b>Ravindra Ramkrishna Potdar</b><br/>By Sale Deed No. 3130 on dated 25/10/2007</p>          |
| <b>H.</b> | <p>As per Sale Deed<br/><b>Jagdish Punamchand Agrawal</b><br/>Sold above Property i.e. All piece and parcel of Plot No. 62 admeasuring area 301.88 Sq. Mtr. Survey No. 456/2/Part of Mehrun Tal. &amp; Dist. Jalgaon, for the consideration of Rs. 2,50,000/- to<br/><b>Ravindra Ramkrishna Potdar</b><br/>By Sale Deed No. 3131 on dated 25/10/2007</p>          |
| <b>I.</b> | <p>As per Sale Deed<br/><b>Jagdish Punamchand Agrawal</b><br/>Sold above Property i.e. All piece and parcel of Plot No. 61 admeasuring area 169.05 Sq. Mtr. Survey No. 456/2/Part of Mehrun Tal. &amp; Dist. Jalgaon, for the consideration of Rs. 1,25,000/- to<br/><b>Ravindra Ramkrishna Potdar</b><br/>By Sale Deed No. 2853 on dated 22/11/2007</p>          |
| <b>J.</b> | <p>As per Sale Deed<br/><b>Sima Jagdish Agrawal</b><br/>Sold above Property i.e. All piece and parcel of Plot No. 64 admeasuring area 169.05 Sq. Mtr. out of Survey No. 456/2/Part of Mehrun Tal. &amp; Dist. Jalgaon, for the consideration of Rs. 1,25,000/- to<br/><b>Ravindra Ramkrishna Potdar</b><br/>By Sale Deed No. 2854 on dated 22/11/2007</p>         |
| <b>K.</b> | <p>As per Gift Deed<br/><b>Ravindra Ramkrishna Potdar</b><br/>Gift above property i.e. All piece and parcel of Plot No. 61 &amp; 62 out of Survey No. 456/2/Part of Mehrun Tal. &amp; Dist. Jalgaon, for without consideration to-<br/><b>Akash Ravindra Potdar</b><br/>By Gift Deed No. 4228 on dated 14/06/2021</p>                                             |
| <b>L.</b> | <p>As per Gift Deed<br/><b>Ravindra Ramkrishna Potdar</b><br/>Gift above property i.e. All piece and parcel of Plot No. 63 &amp; 64 out of Survey No. 456/2/Part of Mehrun Tal. &amp; Dist. Jalgaon, for without consideration to-<br/><b>Vishwa Ravindra Potdar</b><br/>By Gift Deed No. 4229 on dated 14/06/2021</p>                                            |
| <b>M.</b> | <p>As per Amalgamation Order<br/><b>1. Akash Ravindar Potdar</b><br/><b>2. Vishwa Ravindra Potdar</b><br/>Amalgamated above property i.e. All piece and parcel of Plot No. 61, 62, 63, 64 as Plot No. 61+62+63+64 out of Survey No. 456/2/Part of Mehrun Tal. &amp; Dist. Jalgaon, with permission of Municipal Corporation, Jalgaon.<br/>On dated 29/03/2000</p> |

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| <p><b>N.</b></p> | <p>As per Development Agreement</p> <ol style="list-style-type: none"> <li><b>1. Akash Ravindar Potdar</b></li> <li><b>2. Vishwa Ravindra Potdar</b></li> </ol> <p>Made &amp; Registered Development Agreement of above property i.e. All piece and parcel of Plot no. 61+62+63+64 admeasuring area 941.86 Sq. mtr. out of Survey No. 456/2/Part of Mehrun Tal. &amp; Dist. Jalgaon, to</p> <p><b>M/S Siddhiyinayak Pride</b></p> <p><b>Through Partner</b></p> <ol style="list-style-type: none"> <li><b>1. Parshuram Ekhnath Patil</b></li> <li><b>2. Harish Manikrao Surve</b></li> <li><b>3. Yogesh Ashok Ahuja</b></li> <li><b>4. Chandresh Kiran Dahad</b></li> </ol> <p>By Development Agreement No. 3491 on dated 01/12/2023 in which decided as</p> <p>Flat No. 201,202,203,204,205,206 of First Floor, 401,402,403,404,405,406 of Third Floor, 602,603,604,605,606 of Fifth Floor is own by <b>Land owners i.e. 1. Akash Ravindar Potdar ,2. Vishwa Ravindra Potdar</b> and all other built -up is own by <b>Developers i.e. M/S Siddhiyinayak Pride</b></p> |
| <p><b>O.</b></p> | <p>Thereafter, <b>1. Akash Ravindar Potdar 2. Vishwa Ravindra Potdar</b> Obtains Commencement Certificate and approved plan regarding said property from Municipal Corporation on dated 31/08/2023.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p><b>P.</b></p> | <p>As per Deed of Declaration</p> <ol style="list-style-type: none"> <li><b>1. Akash Ravindar Potdar</b></li> <li><b>2. Vishwa Ravindra Potdar</b></li> </ol> <p><b>Through Developers &amp; Power of Attorney Holder</b></p> <p><b>M/S Siddhiyinayak Pride</b></p> <p><b>Through Partner</b></p> <ol style="list-style-type: none"> <li><b>1. Parshuram Ekhnath Patil</b></li> <li><b>2. Harish Manikrao Surve</b></li> <li><b>3. Yogesh Ashok Ahuja</b></li> <li><b>4. Chandresh Kiran Dahad</b></li> </ol> <p>Made and registered Deed of Declaration under Apartment Ownership Act 1970 regarding '<b>Siddhivinayak Pride</b>' situated on All piece and parcel of Plot no. 61+62+63+64 admeasuring area 941.86 Sq. mtr. out of Survey No. 456/2/Part of Mehrun Tal. &amp; Dist. Jalgaon.</p> <p>By Deed of Declaration No. 107 on dated 12/01/2024</p>                                                                                                                                                                                                            |
| <p><b>Q.</b></p> | <p><b>As per Maharera Website</b></p> <p>Upon verification of the project details on the Maharashtra RERA portal, it is observed that the project has been kept in abeyance by the Authority. As per the status displayed on the RERA portal:</p> <ol style="list-style-type: none"> <li>1. The bank account of the project has been frozen.</li> <li>2. The Promoter is prohibited from executing any Agreement for Sale, Sale Deed, or any other transfer document in favour of prospective purchasers.</li> <li>3. The above restrictions shall continue until the Promoter complies with the directions and requirements stipulated by the Maharashtra Real Estate Regulatory Authority (MahaRERA), and the project status is restored/modified by the Authority.</li> </ol> <p>Accordingly, as on the date of this Report, the project is under regulatory restrictions, and any transaction relating to sale or transfer of units in the project should be undertaken only after verification that the aforesaid</p>                                             |

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                           |                                                                                                           |                                                        |
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|           | restrictions have been lifted by the competent Authority.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                           |                                                                                                           |                                                        |
| <b>R.</b> | As per Report from CERSAI, above property is not registered in the Central Registry of Securitization Asset Reconstruction and Security Interest of India.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                           |                                                                                                           |                                                        |
| <b>8)</b> | <b>PART –III: Encumbrance Certificate for the period of 13 years.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                           |                                                                                                           |                                                        |
|           | I have carried out verification for 13 year from 2014 to till today in Government Authorized Website <a href="https://igrmaharashtra.gov.in">https://igrmaharashtra.gov.in</a> with Paid Search. I have come up with the following observation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                           |                                                                                                           |                                                        |
| <b>9)</b> | <b>PART – IV : Legal Opinion</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                           |                                                                                                           |                                                        |
|           | I personally gone through the Available online records of Government Authorized Website <a href="https://igrmaharashtra.gov.in">https://igrmaharashtra.gov.in</a> with Paid Search from the year 2014 up to <b>29/06/2026</b> . 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 <b>Mukesh Chohan is/are clear, clean and marketable after Registered Sale Deed regarding above property with 1. Akash Ravindar Potdar 2. Vishwa Ravindra Potdar Through Developers &amp; Power of Attorney Holder M/S Siddhiyinayak Pride Through Partner 1. Parshuram Ekhnath Patil 2. Harish Manikrao Surve 3. Yogesh Ashok Ahuja 4. Chandresh Kiran Dahad</b> 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. |                           |                                                                                                           |                                                        |
|           | <b>Sr. No.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Date of Document</b>   | <b>Name of Documents</b>                                                                                  | <b>Whether Original/ Photocopy / Certified/Digital</b> |
|           | 1.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | -----                     | Sale Deed Executed by <b>Akash Ravindar Potdar &amp; Ors.</b> in favour of <b>Mukesh Chohan</b> with R.R. | Original                                               |
|           | 2.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 14/06/2021<br>D. No. 4229 | Gift Deed with R.R.                                                                                       | Photocopy                                              |
|           | 3.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 14/06/2021<br>D. No. 4228 | Gift Deed with R.R.                                                                                       | Photocopy                                              |
|           | 4.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 22/11/2007<br>D. No. 2854 | Sale Deed with R.R.                                                                                       | Photocopy                                              |
|           | 5.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 22/11/2007<br>D. No. 2853 | Sale Deed with R.R.                                                                                       | Photocopy                                              |
|           | 6.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 25/10/2007<br>D. No. 3130 | Sale Deed with R.R.                                                                                       | Photocopy                                              |
|           | 7.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 25/10/2007<br>D. No. 3131 | Sale Deed with R.R.                                                                                       | Photocopy                                              |
|           | 8.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 01/12/2023<br>D. No. 3491 | Development Agreement with R.R.                                                                           | Photocopy                                              |
|           | 9.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 12/01/2024<br>D. No. 107  | Deed of Declaration                                                                                       | Photocopy                                              |
|           | 10.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 29/06/2026                | 7/12 Extract                                                                                              | Certified/ Digital                                     |
|           | 11.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 20/03/2024                | Mutation Entries                                                                                          | Certified/Digital/<br>Photocopy                        |
|           | 12.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 29/06/1998                | N.A. Order                                                                                                | Photocopy                                              |
|           | 13.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 29/06/1998                | Layout                                                                                                    | Photocopy                                              |

|     |            |                                                                             |           |
|-----|------------|-----------------------------------------------------------------------------|-----------|
| 14. | 29/03/2022 | Amalgamation & Sub-Division Order                                           | Photocopy |
| 15. | 29/03/2022 | Amalgamation Plan                                                           | Photocopy |
| 16. | 31/08/2023 | Commencement Certificate                                                    | Photocopy |
| 17. | 31/08/2023 | Approved Plan                                                               | Photocopy |
| 18. | -----      | Order of MAHA RERA restrictions have been lifted by the competent Authority | Digital   |

**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: 2026.06.30 10:47:48 +05'30'

**Date: 29/06/2026**  
**Place: Jalgaon**

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