



CHALLAN
MTR Form Number-6



GRN	MH010605588202627E	BARCODE			Date	22/09/2026-12:37:57		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.	69103332026092212654		3006040008	
Cheque/DD No.					Bank Date	RBI Date	22/09/2026-12:38:58		Not Verified with RBI	
Name of Bank					Bank-Branch		IDBI BANK			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID : 399301510

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.

MH010605588202627E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
22 Sep 2026	Receipt	Receipt no.: 1115479559
	Name of the Applicant :	Nikhil Nandkishor Pawar
	Details of property of which document has to be searched :	Dist :Nashik Village :Baratembhe S.No/CTS No/G.No. : 308
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH010605588202627E		
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: 77000359224

Date: 22.09.2026

To,
ICICI Home Finance Company Ltd.
Nashik.

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of Mr. Devidas Yashwant Tokade and Mrs. Sumitrabai Yashwant Tokade

PART I: PROPERTY DETAILS:

1. Name of the Applicant/Borrower/s: Mr. Devidas Yashwant Tokade
2. Name of the Co-applicant/s: (if any): Mrs. Sumitrabai Yashwant Tokade
3. Type of Loan: LAP
4. Purpose of Loan: LAP
5. Name of the Property Owner/s: Mr. Devidas Yashwant Tokade
6. Description of the Property (with Boundaries): All that piece and parcel of the property bearing area admeasuring 287.75 Sq. Meters out of Plot No. 06 having area admeasuring 573.75 Sq. Meters out of Survey No. 308/310/324/PLOT/6 situated at Mauje Bortembhe Tal Igatpuri and Dist Nashik and bounded as under:-

Area admeasuring 287.75 Sq. Meters

East : Remaining area out of Plot No. 06 (286.00 Sq. Meters)

West : Plot No. 05

South : Service Road

North : Plot No. 07
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.	Sale Deed executed by Mr. Anil Vasant Bhavsar and Mr. Chandrashekhar Bhikaram Agarwal alias Chandrashekhar Bhikaram Gupta in favour of Mr. Devidas Yashwant Tokade in respect area admeasuring 287.75 Sq. Meters out of Plot No. 06 having area admeasuring 573.75 Sq. Meters out of Survey No. 308/310/324 situated at Mauje Bortembhe Tal Igatpuri and Dist Nashik which is registered in the office of Sub-Register Igatpuri at Sr. No. 2621/2023 dated 03.07.2023.	Photocopy
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2.	NA Permission No. LND/ I/ SR/ 2/ 1983 dated 16.04.1983.	Photocopy
3.	7/12 Extract dated 24.09.2026.	Photocopy

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

- 1) Previously the said property i.e., Survey No. 308, 310 and 324 was owned and possessed by Nandlal Bhagirath Chandak and others.
- 2) It appears from record that Nandlal Bhagirath Chandak and others had prepared layout plan and it was sanctioned by Asst. Director Town Planning Nashik vide it's Letter No. LAYOUT/ 948 dated 07.04.1983. Accordingly N.A. permission granted by Tahsildar, Igatpuri vide it's Letter No. LND/ I/ SR/ 2/ 1983 dated 16.04.1983. Hence plots got separated as per sanction layout. Hence Plot No. 06 having area admeasuring 573.75 Sq. Meters came into existence and Plot No. 06 having area admeasuring 573.75 Sq. Meters out of Survey No. 308+310+324 came in the share of Nandlal Bhagirath Chandak.
- 3) It appears from record that Sale Deed executed by Nandlal Bhagirath Chandak in favour of Najim Sayyad Safi through GPA Holder Sayyad Safi Nabi Sayyad in respect of Eastern Side area admeasuring 287.75 Sq. Meters out of Plot No. 06 having area admeasuring 573.75 Sq. Meters out of Survey No. 308+310+324 situated at Mauje Bortembhe Tal Igatpuri and Dist Nashik which is registered in the office of Sub-Register Igatpuri at Sr. No. 764/2003 dated 21.07.2003. Hence Purchaser name was recorded in record of rights. ***(Not related to subject matter property.)***
- 4) It appears from record that Sale Deed executed by Najim Sayyad Safi through GPA Holder Sayyad Safi Nabi Sayyad in favour of Amit Bhagwandas Patanwala in respect of Eastern Side area admeasuring 287.75 Sq. Meters out of Plot No. 06 having area admeasuring 573.75 Sq. Meters out of Survey No. 308+310+324 situated at Mauje Bortembhe Tal Igatpuri and Dist Nashik which is registered in the office of Sub-Register Igatpuri at Sr. No. 4202/2012 dated 31.12.2012. Hence Purchaser name was recorded in record of rights. ***(Not related to subject matter property.)***
- 5) It appears from record that Nandlal Bhagirath Chandak died on 22.12.2010 leaving behind him his legal heirs namely, 1) Yogesh Nandlal Chandak (Son), 2) Priti Vinod Bhutada (Daughter) and 3) Mamta Nandlal Chandak (Daughter). Hence legal heirs names were recorded in record of rights. Hence **M. E. No. 827** was made & certified.
- 6) It appears from record that Sale Deed executed by Yogesh Nandlal Chandak, Priti Vinod Bhutada and Mamta Nandlal Chandak through GPA Holder Yogesh Nandlal Chandak in favor of Mr. Anil Vasant Bhavsar and Mr. Chandrashekhar Bhikaram Agarwal in respect of Western Side area admeasuring 287.75 Sq. Meters out of Plot No. 06 having area admeasuring 573.75 Sq. Meters out of Survey No. 308+310+324 situated at Mauje Bortembhe Tal Igatpuri and Dist Nashik which is registered in the office of Sub-Register Igatpuri at Sr. No. 3522/2013 dated 08.11.2013. Hence Purchaser name was recorded in record of rights. Hence **M. E. No. 1075** was made & certified.
- 7) It appears from the record that correction made in computerized 7/12 extract as per Government Paripatrak N.Ra.Bhu.A./Pra.Kra/180/L-1 dated 07.05.2016 and also order issued by Tahasildar Igatpuri District Nashik dated 19.01.2017. Hence **M. E. No. 1106** was made & certified.
- 8) It appears from record that Sale Deed executed by Mr. Anil Vasant Bhavsar and Mr. Chandrashekhar Bhikaram Agarwal alias Chandrashekhar Bhikaram Gupta in favour



of Mr. Devidas Yashwant Tokade in respect area admeasuring 287.75 Sq. Meters out of Plot No. 06 having area admeasuring 573.75 Sq. Meters out of Survey No. 308/310/324 situated at Mauje Bortembhe Tal Igatpuri and Dist Nashik which is registered in the office of Sub-Register Igatpuri at Sr. No. 2621/2023 dated 03.07.2023. Hence Purchaser name was recorded in record of rights. Hence **M. E. No. 1440** was made & certified.

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 are 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: - **MH010605588202627E**
Search Conducted Years: **13 years**
Name of the Advocate / Searcher: **ADV. NIKHIL N PAWAR**
Search Report Date: **22.09.2026.**
Note: The said property is free from encumbrance.
- 5.21 Whether EC is obtained? NO
EC Details: -N.A



NIKHIL PAWAR
& ASSOCIATES
ADVOCATES

No. of Years EC Obtained: N.A
Any Encumbrance to Specify: N.A
EC Applied by: N.A

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. Devidas Yashwant Tokade** 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. Devidas Yashwant Tokade and Mrs. Sumitrabai Yashwant Tokade**

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 Sale Deed executed by Mr. Anil Vasant Bhavsar and Mr. Chandrashekhhar Bhikaram Agarwal alias Chandrashekhhar Bhikaram Gupta in favour of Mr. Devidas Yashwant Tokade in respect area admeasuring 287.75 Sq. Meters out of Plot No. 06 having area admeasuring 573.75 Sq. Meters out of Survey No. 308/310/324 situated at Mauje Bortembhe Tal Igatpuri and Dist Nashik which is registered in the office of Sub-Register Igatpuri at Sr. No. 2621/2023 dated 03.07.2023 along with RR and Index II.*
3. *Original Sale Deed executed by Yogesh Nandlal Chandak, Priti Vinod Bhutada and Mamta Nandlal Chandak through GPA Holder Yogesh Nandlal Chandak in favor of Mr. Anil Vasant Bhavsar and Mr. Chandrashekhhar Bhikaram Agarwal in respect of Western Side area admeasuring 287.75 Sq. Meters out of Plot No. 06 having area admeasuring 573.75 Sq. Meters out of Survey No. 308+310+324 situated at Mauje Bortembhe Tal Igatpuri and Dist Nashik which is registered in the office of Sub-Register Igatpuri at Sr. No. 3522/2013 dated 08.11.2013 along with RR.*
4. *Photocopy of NA Permission.*
5. *Photocopy of Mutation Entry No. 827*

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

REMARKS (if any): - NIL

NIKHIL
NANDKISHO
R PAWAR
Yours Faithfully,
Advocate

Digitally signed by NIKHIL NANDKISHOR PAWAR
DN: c=IN, o=Personal,
2.5.4.20=3C7E155F5A9E56957E8F08D1CD
AC5A3A3AB1D1186C2035650CB926C428A7,
postalCode=422013, st=Maharashtra,
serialNumber=638E33A4F163F4F81AD6E500
11192D20A9F0DDA1762EA53D905E9C324
E&E, cn=NIKHIL NANDKISHOR PAWAR
Date: 2026.09.24 18:16:05 +05'30'