

SACHIN P. SUDAME
ADVOCATE

OFFICE: Row House No. 85, Kasliwal Marvel (West), Beed Bypass Road, Satara
Parisar, Chatrapati Sambhajinagar

MOB- 9371791119, advsacchin@gmail.com

Date: 15/09/2026

To,
ICICI HFC Ltd.
Branch-Aurangabad

Sub: Search Report in the file of Nitin Kamlakar Khokle and Vijaya Nitin Khokle

Application No. : 77000352668

Dear sir,

In pursuance of above subject, I have investigated title to the under mentioned property, I have investigated the title as under:

1	Name and address of the Title Holder	Mrs. Mira Bhimrao Pathade
2	Constitution	Freehold property
3	Details of the property	All the piece and parcel of the Plot No. 25, area admeasuring 80.820 square meter, Sai Vighnesh Park-Phase-1, forming part of Gut No. 244, situated at Mauje Aapatgaon, Tq. & Dist. Chhatrapati Sambhajinagar, bounded as under: East : 6.00 meter wide road West : Others land South : Plot No. 24 North : Plot No. 26
4	Nature of the property	Residential



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5 List of Documents:

- 1) Copy of 7/12 extract of Gut No. 244.
- 2) Copy of registered Sale Deed vide daybook serial No. AGG-5/4056/2019 dated 07/08/2019.
- 3) Copy of registered Sale Deed vide daybook serial No. AGG-33/4704/2023 dated 18/05/2023.
- 4) Copy of NA order No. Kra 2024/Jama-2/Pra Kra/413 dated 26/02/2024.
- 5) Copy of approved Tentative Demarcation of land and Sub-division layout plan vide its order No. AMRDA/LT/2023/APL/00504 dated 19/01/2024.
- 6) Copy of approved Final land sub-division layout plan vide its order No. AMRDA/LF/2024/APL/00394 dated 23/05/2024
- 7) Draft copy of Sale Deed.

6 History of Title :

1) It is seen from record that, the land area admeasuring 1 Hecter 61.88 R, forming part of Gut No. 244, situated at Mauje Aapatgaon, Tq. & Dist. Chhatrapati Sambhajinagar was originally owned and possessed by Mr. Dadashaeb Tatyarao Aagale and Mr. Dipak Tatyaba Aagale since before the year 2012.

2) It is seen from the record that, Mr. Dadashaeb Tatyarao Aagale and Mr. Dipak Tatyaba Aagale with consent of Mrs. Kantabai Tatyarao Aagale, Mrs. Alka Dadasaheb aagale, Mr. Vaibhav Vinod Aagale, Rupali Vinod Aagale and Smt. Manisha Vinod Aagale sold and transferred the above aid land in favor of M/s Rajyog Land Developers through its partner Mr. Mahesh Manikrao Deshmukh and Mr. Sanket Shantilal Singi by way of registered Sale Deed vide daybook serial No. AGG-5/4056/2019 dated 07/08/2019.



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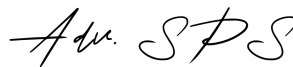
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3) It is seen from record that, M/s Rajyog Land Developers through its partner Mr. Mahesh Manikrao Deshmukh and Mr. Sanket Shantilal Singi sold and transferred the land area admeasuring 1 Hecter 31 R, forming part of Gut No. 244, situated at Mauje Aapatgaon, Tq. & Dist. Chhatrapati Sambhajnagar in favor of Mrs. Mira Bhimrao Pathade by way of registered Sale Deed vide daybook serial No. AGG-33/4704/2023 dated 18/05/2023.

4) It is seen from record that, the above said land forming part of Gut No. 244, situated at Mauje Aapatgaon, Tq. & Dist. Chhatrapati Sambhajnagar was converted into Non-Agricultural land u/s 42-B of the Maharashtra Land Revenue Code, 1966 by the authority Collector Office, Chhatrapati Sambhajnagar vide its NA order No. Kra 2024/Jama-2/Pra Kra/413 dated 26/02/2024.

5) It is seen from record that, the Chhatrapati Sambhajnagar Metropolitan Regional Authority approved the Tentative Demarcation of land and Sub-division layout plan over the said land forming part of Gut No. 244, situated at Mauje Aapatgaon, Tq. & Dist. Chhatrapati Sambhajnagar vide its order No. AMRDA/LT/2023/APL/00504 dated 19/01/2024.

6) It is seen from record that, thereafter, the Chhatrapati Sambhajnagar Metropolitan Regional Authority approved the Final land sub-division layout plan over the above said land forming part of Gut No. 244, situated at Mauje Aapatgaon, Tq. & Dist. Chhatrapati Sambhajnagar vide its order No. AMRDA/LF/2024/APL/00394 dated 23/05/2024 and accordingly the owner demarcated various plots over the said land.



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7) It is seen from record that, Mrs. Mira Bhimrao Pathade is willing to sell the Plot No. 25, area admeasuring 80.820 square meter, Sai Vighnesh Park-Phase-1, forming part of Gut No. 244, situated at Mauje Aapatgaon, Tq. & Dist. Chhatrapati Sambhajinagar in favor of intending Borrower Nitin Kamlakar Khokle.

8) From the above it can be inferred that, Mrs. Mira Bhimrao Pathade is the owner of the above said property and is legally possessing the said property being the owner of the property.

7	Whether any additional document is required to complete the report	No
8	Particulars of tax/revenue receipts studied	(Property tax receipt not provided)
9	Particulars of Encumbrances certificates /search Notes	No
10	Particulars of any charge/encumbrances found to be recorded/registered on the property	The above said property is free from encumbrances
11	Documents perused in support of possession of property/premises by the mortgagor	As mentioned above
12	Minors Interest, if any	No
13	Permission/NOC from society/builder in case of premises flat in a Co.op society	No
14	Permission of Lessor in case of Leasehold Property	Not applicable



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15	Any Income Tax Proceedings or other proceedings pending against the mortgagor affecting title of the property/premises	Not applicable
16	Land is Agricultural Land or Non-Agricultural Land	Non-Agricultural land
17	If Agricultural Land, permission of Revenue Authority is required	Not applicable
18	Any other deficiency or restriction in title	No
19	Application of a) Urban Land (Ceiling and Regulation) Act b) Tenancy Laws (Both agricultural and city tenements) c) State and Central enactments	Not applicable
20	Any Charges registered with Registrar of Companies under the Companies Act, 1956 (applicable if the mortgagor is a limited company)	Not applicable

21	Final Certificate: I certify that, Mrs. Mira Bhimrao Pathade has clear and marketable title in respect of the property under search. I have inspected documents for last 13 years. I have deposited the necessary fee at Sub-Registrar Chhatrapati Sambhajinagar. The Challan No. MH010186863202627E dated 15/09/2026 is annexed herewith have verified all the title Deeds. I have not found any adverse entry during the Search. The property under search can be mortgaged in favor of ICICI HFC Ltd without any adverse effect.
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Submitted by
Sachin P. Sudame
Advocate



Digitally Signed by
Name : Sachin Pandurang Sudame
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