

Rajesh Ashok Junnare

B.Com. LL.B., D.B.M., G.D.C. & A.

ADVOCATE

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LEGAL SCRUTINY REPORT

APP / Ref. No.	77000308782
Date of search receipt	27 / 07 / 2026
Search Receipt No. / Challan No.	MH007175210202627E
Type of Case	Home Loan (Builder Purchase)
Report	Positive

To,
The Branch Head,
ICICI Home Finance Ltd.
Nasik Branch, Nasik.

Dear Sir / Madam,
Legal Scrutiny Report in respect of the file of **Mrs. Sarlabai Gorakh Mandal & Mr. Vinayak Gorakh Mandal**

PART I: PROPERTY DETAILS:

1	Name of the Applicant/Borrower/s:	Mr. Vinayak Gorakh Mandal
2	Name of the Co-applicant/s: (if any):	Mrs. Sarlabai Gorakh Mandal
3	Type of Loan	Home Loan (Builder Purchase)
4	Purpose of Loan	Home Loan (Builder Purchase)
5	Name of the Property Owner/s:	Land owner M/s. Trydent Developers through Partner Mr. Gaurav Bharat Bora, Mr. Akash Ramesh Kothari & Mr. Ankit Vijaykumar Sakhala (Seller)
6	Nature / Status of the Property	Free hold
7	Type of Property	Residential
8	Description of the Property (with Boundaries):	
Flat No. 502, area adm. 19.863 Sq. Mtrs. + Balcony area adm. 9.083 Sq. Mtrs. + Normal Balcony area adm. 8.718 Sq. Mtrs., Total ara adm. 28.746 Sq. Mtrs. on Fifth floor in “ Ganraj Sankul”, Constructed on Plot No. 6/16, area adm. 836.17 Sq. Mtrs. out of S. No. 55 / 2 / 5 , Situated at village Gangapur, Tal. & Dist. Nasik		
Boundaries	Plot No. 6/16	Flat No. 502
East	Road	
West	Road	

North	Plot NO. 9	
South	Plot No. 17	
7	Nature / Status of the Property:	Shop
8	Type of Property:	Shop

PART II: LIST OF DOCUMENTS SUBMITTED BEFORE ME/US FOR SCRUTINY AND LEGAL OPINION: (SPECIFY THE DOCUMENTS ARE ORIGINAL OR XEROX)		
1) Copy of 7/12 Extract and Relevant Mutation entries. 2) Copy of Sale deed of Plot No. 6 & 16 executed between Smt. Manakrnabai Gopal Lade (purchaser) & Smt. Surekha Raghunath Deshmukh & others throught their G. P. A. holder Mr. Dayanand Janardan Karlekar (Seller) Registered in the office of SRO Nasik - 2 at Sr. No. 4110/1999 dated 3 / 6 / 1999 . 3) Copy of Release deed of Plot No. 6 & 16 executed by Hemlata Rajaram Ahire, in favour of Vasant Gopal Lade Registered in the office of SRO Nasik - 1 at Sr. No. 20/9/2022 4) Confirmation deed of Plot No. 6 & 16 executed by Vrudal Raghunath Deshmukh alias Vrudal Upendra Gupte in favour of Smt. Manakrnabai Gopal Lade deased through her legal heirs Mr. Vasant Gopal Lade sregistered in the office of SRO Nasik - 7 Sr. No. 9010/2025 dated 28 / 7 / 2025. 5) Copy of Sale deed of Plot No. 6 & 16 executed between M/s. Trydent Developers through Partner Mr. Gaurav Bharat Bora, Mr. Akash Ramesh Kothari & Mr. Ankit Vijaykumar Sakhala (purchaser) & Mr. Vasant Gopal Lade (Seller) Registered in the office of SRO Nasik - 6 at Sr. No. 8600/2025 dated 23 / 8 / 2025. 6) Copy of building plan & commencement certificate dated 20 / 10 / 2025 . 7) Copy of N. A. Sanad dated 19 / 11 / 2025 8) Copy of RERA Reg. certificate dated 12 / 3 / 2026 9) Draft copy of Agreement for sale of Flat No. 502, to be executed between M/s. Trydent Developers through Partner Mr. Gaurav Bharat Bora, Mr. Akash Ramesh Kothari & Mr. Ankit Vijaykumar Sakhala , (Seller) & Mrs. Sarlabai Gorakh Mandal & Mr. Vinayak Gorakh Mandal (Purchaser)		
PART III: FLOW OF TITLE OF PROPERTY: (HISTORY OF TITLE)		
On 22 / 1 / 1982 Land owner of S. No. 55 / 2 / 5 , i. e. M/s. J. M. Thakkar & Company through Partner Mr. Narendra M. Thakkar by pre pare layout which was sanctioned by ADTP Nasik wide letter NO. RP / Gangapur / NS / 255 dated 22 / 1 / 1982 & On 30 / 4 / 1982 Collector of Nasik by their order No. RBD III / NAS / 36 / 82 dated 30 / 4 / 1 982 by which said land divided in to various N. A. Plots, Separate 7/12 extract were made & names of respective owners enter in record of rights. On 9 / 3 / 1982 Smt. Surekha Raghunath Deshmukh & Mr. Raghunath Dattatray Deshmukh purchased Plot No. 6, from M/s. J. M. Thakkar & Company through Partner Mr. Narendra M. Thakkar by way of Sale deed which was executed & Registered in the office of SRO Nasik - at Sr. No. 1462/1982 dated 9 / 3 / 1982 accordingly name of the purchaser enter in record of rights by M. E. No. 2355. On 9 / 3 / 1982 Smt. Surekha Raghunath Deshmukh, Suhasini Raghunath Deshmukh & Vrudala Raghunath Deshmukh purchased Plot No. 16, from M/s. J. M. Thakkar & Company through Partner Mr. Narendra M. Thakkar by way of Sale deed which was executed & Registered in the office of SRO Nasik - at Sr. No. 1459/1982 dated 9 / 3 / 1982 accordingly name of the purchaser enter in record of rights by M. E. No. 2355. On 4 / 9 / 1994 land owner Mr. Raghunath Dattatray Deshmukh was died after his death his legal heirs 1) Surekha Raghunath Deshmukh, 2) Kiran Raghunath Deshmukh, 3) Suhasini Raghunath Deshmukh were brought on record by M. E. No. 6844. On 8 / 10 / 1998 land owner of Plot No. 6 i. e. Surekha Raghunath Deshmukh, 2) Kiran Raghunath Deshmukh, 3) Suhasini Raghunath Deshmukh & Plot Owner of Plot No. 16, i. e. Smt. Surekha Raghunath Deshmukh, Suhasini Raghunath Deshmukh & Vrudala Raghunath Deshmukh enter in to Development agreement with Mr. Dayanand Janardan Karlekar & Balasaheb Ghaman Bankar by which land owner given said plot for development accordingly Development agreement & G. P. A. were executed & Registered in the office of SRO Nasik - 2 at Sr. No. 7004/1998 & Sr. No. 7005/1998 dated 8 / 10 / 1998.		

On 3 / 6 / 1999 Smt. Manakrnabai Gopal Lade purchased Plot No. 6 & 16, from Smt. Surekha Raghunath Deshmukh & others through their G. P. A. holder Mr. Dayanand Janardan Karlekar by way of Sale deed which was executed & Registered in the office of SRO Nasik - 2 at Sr. No. 4110/1999 dated 3 / 6 / 1999 accordingly name of the purchaser enter in record of rights by M. E. No. 8886.

On 12 / 1 /2011 Smt. Manakrnabai Gopal Lade was died after her death her legal Heirs 1) Vasant Gopal Lade & 2) Hemlata Rajaram Ahire were brought on record by M. E. No. 15886.

On 20 / 9 /2022 Hemlata Rajaram Ahire, release her rights out of Plot No. 6 & 16, in favour of Vasant Gopal Lade by way of Release deed which was executed & Registered in the office of SRO Nasik - 1 at Sr. No. 20/9/2022 accordingly her name was deleted from record by M. E. No. 23163.

Vrudal Raghunath Deshmukh alias Vrudal Upendra Gupte is a legal heirs of Mr. Raghunath Dattatray Deshmukh but her name was not mentioned in Development agreement & G. P. A. were executed & Registered in the office of SRO Nasik - 2 at Sr. No. 7004/1998 & Sr. No. 7005/1998 dated 8 / 10 / 1998 & Sale deed Reg. at SRO Nasik - 2 at Sr. No. 4110/1999 dated 3 / 6 / 1999 but she accepted said transaction hence On 28 / 7 / 2025 Vrudal Raghunath Deshmukh alias Vrudal Upendra Gupte executed Confirmation deed of Plot No. 6 & 16 in favour of Smt. Manakrnabai Gopal Lade deased through her legal heirs Mr. Vasant Gopal Lade said Confirmation deed was registered in the office of SRO Nasik - 7 Sr. No. 9010/2025 dated 28 / 7 / 2025.

On 23 / 8 / 2025 M/s. Trydent Developers through Partner Mr. Gaurav Bharat Bora, Mr. Akash Ramesh Kothari & Mr. Ankit Vijaykumar Sakhala purchased Plot No. 6 & 16 out of S. No. 55 / 2 /5 , , from MR. Vasant Gopal Lade by way of Sale deed which was executed 7 Registered in the office of SRO Nasik - 6 at Sr. No. 8600/2025 dated 23 / 8 / 2025 accordingly name of the purchaser enter in record of rights by M. E. No. 27662.

On 20 / 10 / 2025 N. M. C. Nasik wide letter No. NMCB / 2025 / APL / 22439 dated 20 / 10 / 2025 approved building plan & issued commencement certificate.

On 12 / 10 / 2025 Collector of Nasik wide letter No. Mah / Desk 3 / 5 / Amalgamation / Up / SR / 45 / 2025 dated 12 / 10 / 2025 given permission to amalgamate Plot N. 6 & 16 accordingly joint 7/12 extract of Plot NO. 6/16 was made by M. E. No. 27940.

On 19 / 11 / 2025 Add. Tahasildar Nasik wide letter NO. ATK/S. K. 2 / 42 - B / SR 881 / 2025 dated 19 / 11 / 2025 given N. A. Sanad for Plot No. 6 & 16.

On 12 / 3 / 2026 Authorised officer Maharastra Real estate regulatory authority given RERA Reg. certificate No. PM 1220002502762 to Ganraj Sankul to be constructed on Plot No. 66/16 out of S. No. 55/2/5.

In this way M/s. Trydent Developers through Partner Mr. Gaurav Bharat Bora, Mr. Akash Ramesh Kothari & Mr. Ankit Vijaykumar Sakhala have acquire legal & valid ownership rights on Plot No. 6/16, So in this capacity they started construction as per sanctioned building plan & right to sale constructed area to various intending purchaser.

I peruse draft copy of Agreement for sale of Flat No. 502, by which M/s. Trydent Developers through Partner Mr. Gaurav Bharat Bora, Mr. Akash Ramesh Kothari & Mr. Ankit Vijaykumar Sakhala , Selling said flat to Mrs. Sarlabai Gorakh Mandal & Mr. Vinayak Gorakh Mandal , but execution & Registration of said Agreement for sale with SRO Nasik is necessary.

Mrs. Sarlabai Gorakh Mandal & Mr. Vinayak Gorakh Mandal , will acquire legal & valid ownership rights on Flat No. 502, after execution & Registration of Sale deed.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY : As above		
PART V: 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?	Pls. obtain Latest N. A. Tax receipt.
5.6	Whether all original documents for last 13/30 years have been scrutinized; if not give reasons?	Only Xerox peruse
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? 90 years (remaining period)	Land is Freehold
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?	N. A.
5.17	Whether POA as recorded in 5.15 is registered?	N. A.
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: -	13 Years search from SRO website
	Search Conducted Years:	2013 to 2026
	Name of the Advocate / Searcher:	Adv. Rajesh Ashok Junnare

	Search Report Date:	27 / 07 / 2026
	Note:	In available record no adverse entry is found.
5.21	Whether EC is obtained? _	No
	EC Details: -	N. A.
	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 M/s. Trydent Developers through Partner Mr. Gaurav Bharat Bora, Mr. Akash Ramesh Kothari & Mr. Ankit Vijaykumar Sakhala (Seller) has/would derive a valid, clear, marketable and unencumbered title in the property/ies stated above Mrs. Sarlabai Gorakh Mandal & Mr. Vinayak Gorakh Mandal will acquire Legal and valid Ownership rights on subject Property after execution and Registration of Deed of Apartment . & they have acquired Legal and valid ownership rights on Subject Property. The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co borrower Mrs. Sarlabai Gorakh Mandal & Mr. Vinayak Gorakh Mandal 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) Latest Copy of 7/12 Extract 2) Original OCR 3) Original NOC of Builder for Mortgage 4) Original Agreement for Sale of Flat No. 502, to be executed between M/s. Trydent Developers through Partner Mr. Gaurav Bharat Bora, Mr. Akash Ramesh Kothari & Mr. Ankit Vijaykumar Sakhala , (Seller) & Mrs. Sarlabai Gorakh Mandal & Mr. Vinayak Gorakh Mandal (Purchaser) Duly Executed & Registered in the office of SRO Nashik With R. R. & Index II	
	Following documents are required post disbursal: (if any): - 1) Original Deed of Apartment of of Flat No. 502, to be executed between M/s. Trydent Developers through Partner Mr. Gaurav Bharat Bora, Mr. Akash Ramesh Kothari & Mr. Ankit Vijaykumar Sakhala , (Seller) & Mrs. Sarlabai Gorakh Mandal & Mr. Vinayak Gorakh Mandal (Purchaser) Duly Executed & Registered in the office of SRO Nashik With R. R. & Index II 2) Original Full Payment Receipt.	
	REMARKS (if any): -	Nil

Yours Faithfully,

Advocate

**Rajesh
Ashok
Junnare**

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Rajesh Ashok
Junnare
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Search Report

I / We have visited the office of the Sub Registrar at Nashik through Online web portal on 27 / 07 / 2026, vide Search Receipt NO. **MH007175210202627E** to take search related to the property /ies as detailed hereunder are in conformity with the records of the sub – Registrar Office (SRO)

Year	Particulars of Transfer / Transactions	Description of the Property with its area	Name of Seller / Lesser	Name of Purchaser / Lessee	Regn. No. and Date	Remark (if any)
2013	Nil	Nil	Nil	Nil	Nil	Nil
2014	Nil	Nil	Nil	Nil	Nil	Nil
2015	Nil	Nil	Nil	Nil	Nil	Nil
2016	Nil	Nil	Nil	Nil	Nil	Nil
2017	Nil	Nil	Nil	Nil	Nil	Nil
2018	Nil	Nil	Nil	Nil	Nil	Nil
2019	Nil	Nil	Nil	Nil	Nil	Nil
2020	Nil	Nil	Nil	Nil	Nil	Nil
2021	Nil	Nil	Nil	Nil	Nil	Nil
2021	Nil	Nil	Nil	Nil	Nil	Nil
2022	Nil	Nil	Nil	Nil	Nil	Nil
2023	Nil	Nil	Nil	Nil	Nil	Nil
2024	Nil	Nil	Nil	Nil	Nil	Nil
2025	Nil	Nil	Nil	Nil	Nil	Nil
2026	Nil	Nil	Nil	Nil	Nil	Nil

Yours Faithfully,

Rajesh Ashok
Junnare

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Rajesh Ashok Junnare
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