



CHALLAN
MTR Form Number-6



GRN	MH010677829202627E	BARCODE			Date	23/09/2026-11:17:45		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.	69103332026092311854		3006167002	
Cheque/DD No.					Bank Date	RBI Date	23/09/2026-11:18:49		Not Verified with RBI	
Name of Bank					Bank-Branch		IDBI BANK			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID : 27579114

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.

MH010677829202627E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
23 Sep 2026	Receipt	Receipt no.: 1115485018
	Name of the Applicant :	Nikhil Nandkishor Pawar
	Details of property of which document has to be searched :	Dist :Nashik Village :Chunchale S.No/CTS No/G.No. : 104
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH010677829202627E		
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: 77000357334/ 77000357335****Date: 23.09.2026**

To,
ICICI Home Finance Company Ltd.
Nashik.

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of Mr. Shivcharandas Shivaji Patil and Mrs. Meena Shivcharandas Patil

PART I: PROPERTY DETAILS:

- 1. Name of the Applicant/Borrower/s: Mr. Shivcharandas Shivaji Patil**
- 2. Name of the Co-applicant/s: (if any): Mrs. Meena Shivcharandas Patil**
- 3. Type of Loan: BALANCE TRANSFER + TOP UP**
- 4. Purpose of Loan: BALANCE TRANSFER + TOP UP**
- 5. Name of the Property Owner/s: Mr. Shivcharandas Shivaji Patil and Mrs. Meena Shivcharandas Patil**
- 6. Description of the Property (with Boundaries):** All that piece and parcel of the property **Row House No. 08** having plotted area admeasuring **56.39 Sq. Meters** and built up area admeasuring **215.00 Sq. Feet i.e., 19.98 Sq. Meters** in **Building No. 26** in the society known as "**KAPILA MATA CO-OPERATIVE HOUSING SOCIETY LTD.**" out of which **Building No. 26 and 27** constructed on area admeasuring **1172.57 Sq. Meters** out of **Survey No. 104/1/2/3/4/A** having area admeasuring **30680.75 Sq. Meters** situated at **Village Chunchale** within the limits of Nashik Municipal Corporation Taluka **Nashik**, District **Nashik**.

Row House No. 08 (Building No. 26)
East : Row House No. 09
West : 4.5 Meter Colony Road
South : Row House No. 01
North : Row House 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.	List of Document issued by Aavas Financiers Limited dated 07.01.2026.	Photocopy
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2.	Transfer Deed executed by Arun Nina Palve in favour of Mr. Shivcharandas Shivaji Patil and Mrs. Meena Shivcharandas Patil in respect of Row House No. 08 having plotted area admeasuring 56.39 Sq. Meters and built up area admeasuring 215.00 Sq. Feet i.e., 19.98 Sq. Meters in Building No. 26 in the society known as "KAPILA MATA CO-OPERATIVE HOUSING SOCIETY LTD." which is registered in the office of Sub-Register Nashik – 7 at Sr. No. 3679/2021 dated 09.04.2021.	Photocopy
3.	Final Conveyance Deed in favour of Kapila Mata Co Op Housing Society Ltd. Nashik through Chairman Mr. Dagdu Nivrutti Vhadgar in respect of Building No. 26 & 27 which is registered in the office of Sub registrar Nashik 4 at Sr. No. 4850/2007 dated 04.08.2007	Photocopy
4.	N.A. permission vide its Order No. Maha/Kaksha-3/BPSK/442/2000 dated 24.03.2001	Photocopy
5.	Building Completion certificate No. JAVAK NO./ NAGARRACHANA/ 002921/ SATPUR dated 01.08.2001	Photocopy
6.	Society Registration Certificate No. NSK/ NSK/ HSG/ (T.C.)/ 4947/ 2007 dated 28.06.2007	Photocopy
7.	7/12 Extract dated 23.09.2026.	Photocopy

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

1. Previously Survey no. 104/1+2+3+4 owned & possessed by Mr. Rama Chinga Kale & others 8.
2. It appears from the record that Mr. Rama Chinga Kale & others 8 executed Development Agreement & GPA in respect of S. No. 104/1+2+3+4 in favour of Mr. Subhash Tulshiram Birari which is registered in the office of Sub registrar Nashik at Sr. No. 1991 /1997 & 1992/1997 dated 06.03.1997.
3. It appears from the record that Mr. Subhash Tulshiram Birari & others executed Development Agreement & GPA in respect of S. No. 104/1+2+3+4 in favour of M/s Jadhav builders through its Proprietor Mr. Madhukar Bhagirath Jadhav which is registered in the office of Sub registrar Nashik Sr. No. 10990/1999, 10991/1999, 10992/1991 & 10993/1999 dated 14.10.1999.
4. It appears from the record that, Mr. Hari Chinga Kale through its GPA Holder Mr. Madhukar Bhagirath Jadhav prepared Layout Plan which is sanctioned by Nashik Municipal Corporation vide its letter no TP/WS/CD/B2/76/257 dated 01.06.2000 & accordingly issued N.A. Permission by collector of Nashik vide its Order No Maha/Kasha-3/BSPK/442/2000 dated 24.03.2001.
5. It appears from the record that Mr. Hari Chinga Kale & others through GPA holder Mr. Madhukar Bhagirath Jadhav prepared building plan which was sanctioned by NMC Nashik vide its Commencement Letter No. LND/ BP/ B2/ CD/ 1473 dated 02.02.2001.
6. It appears from record that Agreement for Sale executed by Jadhav Builders through its Prop. Mr. Madhukar Bhagirath Jadhav through GPA Hlder Samadhan Namdeo Gaikwad in favor of Arun Nina Palve in respect of Row House No. 08 having built up area admeasuring 215.00 Sq. Feet in Building No. 26 which is registered in the office of Sub-Register Nashik – 1 at Sr. No. 6792/2001 dated 23.04.2001.
7. Accordingly, NMC Nashik issued Building Completion Certificate No. JAVAK NO./ NAGARRACHANA/ 002921/ SATPUR dated 01.08.2001.



8. It appears from the record that KAPILAMATA CO-OPERATIVE HOUSING SOCIETY is registered under the Co-Operative Society's Act Vide Registration No. NSK/ NSK/ HSG/ (T.C.)/ 4947/ 2007 dated 28.06.2007.
9. It appears from the record that Mr. Rama Chinga Kale & others through GPA holder Mr. Jadhav Builders through its Prop. Mr. Madhukar Bhagirath Jadhav had executed Final Conveyance Deed of Building No. 26 & 27 in favour of Kapilamata Co-operative Housing Society Ltd. through its Chairman Mr. Dagdu Nivrutti Vhadgar which is registered in the office of sub-registrar at Nashik - 4 at Sr. No. 4850/2007 dated 04.08.2007. Hence the name of society was recorded in record of rights in Building No. 26 and 27. Hence **M. E. No. 7116** was made & certified.
10. It appears from record that Arun Nina Palve had availed loan facility from The Nashik Merchant Co-Operative Bank Ltd. in respect of Row House No. 08 having built up area admeasuring 215.00 Sq. Feet in Building No. 26. However, the said loan was repaid in full with interest. Thereby Re-conveyance Deed executed by The Nashik Merchant Co-Operative Bank Ltd. through its Authorized Person Mr. Ashok Arun Burad in respect of Row House No. 08 having built up area admeasuring 215.00 Sq. Feet in Building No. 26 which is registered in the office of Sub-Register Nashik – 1 at Sr. No. 11251/2012 dated 21.12.2012
11. It appears from record that Sale Deed/ Transfer Deed executed by Kapilamata Co-Operative Housing Society through its Chairman Mr. Dagdu Nivrutti Vhadgar in favour of Arun Nina Palve in respect of Row House No. 08 having plotted area admeasuring 56.39 Sq. Meters and built up area admeasuring 215.00 Sq. Feet i.e., 19.98 Sq. Meters in Building No. 26 in the society known as "KAPILA MATA CO-OPERATIVE HOUSING SOCIETY LTD." which is registered in the office of Sub-Register Nashik – 4 at Sr. No. 58/2013 dated 02.01.2013.
12. It appears from record that Transfer Deed executed by Arun Nina Palve in favour of Mr. Shivcharandas Shivaji Patil and Mrs. Meena Shivcharandas Patil in respect of Row House No. 08 having plotted area admeasuring 56.39 Sq. Meters and built up area admeasuring 215.00 Sq. Feet i.e., 19.98 Sq. Meters in Building No. 26 in the society known as "KAPILA MATA CO-OPERATIVE HOUSING SOCIETY LTD." which is registered in the office of Sub-Register Nashik – 7 at Sr. No. 3679/2021 dated 09.04.2021.
13. It appears from record that Mr. Shivcharandas Shivaji Patil and Mrs. Meena Shivcharandas Patil had availed loan from Aavas Financiers Limited in respect of Row House No. 08 having plotted area admeasuring 56.39 Sq. Meters and built up area admeasuring 215.00 Sq. Feet i.e., 19.98 Sq. Meters in Building No. 26 in the society known as "KAPILA MATA CO-OPERATIVE HOUSING SOCIETY LTD." **which is still valid and subsisting.** Accordingly, List of Document issued by Aavas Financiers Limited dated 07.01.2026.

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- **Yes, NOC of KAPILA MATA CO-OPERATIVE HOUSING SOCIETY LTD.**
- 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
Search Report Details: - **MH010677829202627E**
Search Conducted Years: **13 years**
Name of the Advocate / Searcher: **ADV. NIKHIL N PAWAR**
Search Report Date: **23.09.2026.**
Note: **Subject to the charge of Aavas Financiers Limited**
- 5.21 Whether EC is obtained? NO
EC Details: N.A
No. of Years EC Obtained: N.A
Any Encumbrance to Specify: **Subject to the charge of Aavas Financiers Limited**
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. Shivcharandas Shivaji Patil and Mrs. Meena Shivcharandas Patil** has/would derive a valid, clear, marketable and unencumbered title in the property/ies stated above **except the charge of Aavas Financiers Limited**

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower **Mr. Shivcharandas Shivaji Patil and Mrs. Meena Shivcharandas Patil**

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/ Photocopy of 7/12 extract***
2. ***Original List of Document issued by Aavas Financiers Limited dated 07.01.2026***

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

1. ***Original Transfer Deed executed by Arun Nina Palve in favour of Mr. Shivcharandas Shivaji Patil and Mrs. Meena Shivcharandas Patil in respect of Row House No. 08 having plotted area admeasuring 56.39 Sq. Meters and built up area admeasuring 215.00 Sq. Feet i.e., 19.98 Sq. Meters in Building No. 26 in the society known as "KAPILA MATA CO-OPERATIVE HOUSING SOCIETY LTD." which is registered in the office of Sub-Register Nashik – 7 at Sr. No. 3679/2021 dated 09.04.2021 along with RR and Index II.***
2. ***Original Sale Deed/ Transfer Deed executed by Kapilamata Co-Operative Housing Society through its Chairman Mr. Dagdu Nivrutti Vhadgar in favour of Arun Nina Palve in respect of Row House No. 08 having plotted area admeasuring 56.39 Sq. Meters and built up area admeasuring 215.00 Sq. Feet i.e., 19.98 Sq. Meters in Building No. 26 in the society known as "KAPILA MATA CO-OPERATIVE HOUSING SOCIETY LTD." which is registered in the office of Sub-Register Nashik – 4 at Sr. No. 58/2013 dated 02.01.2013 along with RR.***
3. ***Original Agreement for Sale executed by Jadhav Builders through its Prop. Mr. Madhukar Bhagirath Jadhav through GPA Holder Samadhan Namdeo Gaikwad in favor of Arun Nina Palve in respect of Row House No. 08 having built up area admeasuring 215.00 Sq. Feet in Building No. 26 which is registered in the office of Sub-Register Nashik – 1 at Sr. No. 6792/2001 dated 23.04.2001 along with RR.***
4. ***Original Re-conveyance Deed executed by The Nashik Merchant Co-Operative Bank Ltd. through its Authorized Person Mr. Ashok Arun Burad in respect of Row House No. 08 having built up area admeasuring 215.00 Sq. Feet in Building No. 26 which is registered in the office of Sub-Register Nashik – 1 at Sr. No. 11251/2012 dated 21.12.2012 along with RR.***
5. ***Photocopy of No Dues Certificate issued by The Nashik Merchant Co-Operative Bank Ltd.***
6. ***Original Share Certificate in the name of Mr. Shivcharandas Shivaji Patil and Mrs. Meena Shivcharandas Patil***



NIKHIL PAWAR
& ASSOCIATES
ADVOCATES

7. ***Original Society NO for raising loan in favor of ICICI Home Finance Company Limited.***
8. ***Original Indemnity Bond (as per List of Document)***
9. ***Original No Dues Certificate issued by Aavas Financiers Limited.***

REMARKS (if any): - NIL

**NIKHIL
NANDKISH
OR PAWAR**

Digitally signed by NIKHIL NANDKISHOR
PAWAR
DN: cn=Personal,
2.5.4.20=3C75E152F5A9EB56957EBF0B6D1C
DAC5A363AB1D1186C2035650CB9268C428
A7, postalCode=422013, st=Maharashtra,
serialNumber=63BE83AAF163FAF981A06E5
0011192D020AF00D2A1765EAS3D905E09C
324EAE, cn=NIKHIL NANDKISHOR PAWAR
Date: 2026.09.23 20:35:05 +05'30'

**Yours Faithfully,
Advocate**