

TITLE VERIFICATION REPORT

NAME OF APPLICANT

Suresh Ananda Surwade



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 (Government of India)

◆ OFFICE ◆

401, Fourth Floor, Vishwakarma Sankul,
Behind District Court, Near Govinda Rickshaw Stop,
Jalgaon, Tal. & Dist. Jalgaon-425001.

Mobile - 9823018888, 9405018888

E-mail : adv.rahulzawar@gmail.com



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)	Name of the Applicant			
	Suresh Ananda Surwade R/o. Jamner, Tal. Jamner & Dist. Jalgaon.			
2)	Name of the Owner			
	Suresh Ananda Surwade R/o. Jamner, Tal. Jamner & Dist. Jalgaon.			
3)	Purpose of Investigation			
	For the purpose of to obtain loan the title verification is asked for and done for the period 01/01/2014 up to 31/08/2026.			
4)	PART – I : Document Scrutinized			
	Sr. No.	Date and Document No.	Name of Documents	Whether Original/ Photocopy / Certified
	1.	29/12/2003 D. No. 6314	Sale Deed With R.R.	Photocopy
	2.	29/08/2026	7/12 Extract	Photocopy
	3.	25/08/2026	Mutation Entries	Photocopy
	4.	01/03/1989	N.A. Order	Photocopy
	5.	01/03/1989	Layout	Photocopy
	6.	26/02/2004	Commencement Certificate	Photocopy
	7.	26/02/2004	Approved Plan	Photocopy
5)	PART – II : Description of the Property			
	All piece and parcel of Western Side Plot admeasuring area 104.80 Sq. Mtr. of Plot No. 24 (NPH No. 3203/24/2) having total admeasuring area 176.00 Sq. Mtr. out of Gat No. 386 of Jamner, Tal. Jamner & Dist. Jalgaon.			
	The Property is bounded as :			
	East	Remaining Area of Said Plot		
	West	Plot No. 27		
	North	Colony Road & Uses		
	South	Plot No. 25		
6)	Inspection Receipt No.			
	1115413981 on dated 31/08/2026 CERSAI Ref. No. 7237830246938 on dated 31/08/2026			



7)	Past and Previous transactions :
A.	N.A. Permission given by Hon'ble Sub-Divisional Officer Jalgaon, by an Order No. JAMIN/1988/SR/32/1352/378 on dated 01/03/1998 regarding GAT No. 386 of Jamner, Tal. Jamner, Dist. Jalgaon.
B.	Property is Previously own by 1. Ritesh Madhukar Sathe 2. Subhash Nathu Dhamne
C.	As per M. E. No. 5072 on dated 30/06/1995 1. Ritesh Madhukar Sathe 2. Subhash Nathu Dhamne Sold above property i.e. All piece and parcel of Plot No. 24 (NPH No. 3203/24/2) admeasuring area 176.00 Sq. Mtr. out of Gat No. 386 of Jamner, Tal. Jamner, Dist. Jalgaon, for Consideration amount of Rs. 30,000/- to Kadu Supdu Suralkar By Sale Deed No. 1053 on dated 10/04/1995
D.	As per M. E. No. 5071 on dated 30/06/1995 Kadu Supdu Suralkar Sold above property i.e. All piece and parcel of Western Side Plot admeasuring area 104.80 Sq. Mtr. of Plot No. 24 (NPH No. 3203/24/2) having total admeasuring area 176.00 Sq. Mtr. out of Gat No. 386 of Jamner, Tal. Jamner & Dist. Jalgaon, for Consideration amount of Rs. 15,000/- to Ramdas Ukhardu Ingale By Sale Deed No. 1771 on dated 20/06/1995
E.	As per Online Record Ramdas Ukhardu Ingale Made and Register Agreement to Sale above property i.e. All piece and parcel of Western Side Plot admeasuring area 104.80 Sq. Mtr. of Plot No. 24 (NPH No. 3203/24/2) having total admeasuring area 176.00 Sq. Mtr. out of Gat No. 386 of Jamner, Tal. Jamner & Dist. Jalgaon, for consideration of Rs. 1,10,000/- to Suresh Ananda Surwade By Agreement to Sale No. 5314 on dated 31/10/2003
F.	As per Sale Deed Ramdas Ukhardu Ingale Sold above property i.e. All piece and parcel of Western Side Plot admeasuring area 104.80 Sq. Mtr. of Plot No. 24 (NPH No. 3203/24/2) having total admeasuring area 176.00 Sq. Mtr. out of Gat No. 386 of Jamner, Tal. Jamner & Dist. Jalgaon, for Consideration amount of Rs. 1,10,000/- to Suresh Ananda Surwade By Sale Deed No. 6314 on dated 29/12/2003
G.	Thereafter, Suresh Ananda Surwade Obtain Commencement Certificate and approved plan from Municipal Council, Jamner regarding above property on dated 26/02/2004.
H.	As Per Online Record Suresh Ananda Surwade Mortgage above property i.e. All piece and parcel of Western Side Plot admeasuring area 104.80 Sq. Mtr. of Plot No. 24 (NPH No. 3203/24/2) having total admeasuring area 176.00 Sq. Mtr. out of Gat No. 386 of Jamner, Tal. Jamner & Dist. Jalgaon, to- Bajaj Housing Finance Ltd. By NOI Filing No. 8 on dated 01/02/2018



I. As Per Online Record
Suresh Ananda Surwade
Mortgage above property i.e. All piece and parcel of Western Side Plot admeasuring area 104.80 Sq. Mtr. of Plot No. 24 (NPH No. 3203/24/2) having total admeasuring area 176.00 Sq. Mtr. out of Gat No. 386 of Jamner, Tal. Jamner & Dist. Jalgaon, to-
HDFC Ltd.
By NOI Filing No. 191 on dated 27/01/2021

J. As per Report from CERSAI, above property is not registered in the Central Registry of Securitization Asset Reconstruction and Security Interest of India.

8) PART -III: Encumbrance Certificate for the period of 13 years.

I have carried out verification for 13 year from 2014 to till today in Government Authorized Website <https://igrmaharashtra.gov.in> with Paid Search. I have come up with the following observation.

9) PART - IV : Legal Opinion

I personally gone through the Available online records of Government Authorized Website <https://igrmaharashtra.gov.in> with Paid Search from the year 01/01/2014 up to 31/08/2026. 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 **Suresh Ananda Surwade** is/are clear, clean and marketable **Subject to - HDFC Ltd. & Bajaj Housing Finance Ltd.** 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 **Except HDFC Ltd. & Bajaj Housing Finance Ltd.** and the ICICI HFC LTD. can create Mortgage after obtaining following documents.

Sr. No.	Date of Document	Name of Documents	Whether Original/ Photocopy / Certified/Digital
1.	29/12/2003 D. No. 6314	Sale Deed With R.R.	Original
2.	31/10/2003 D. No. 5314	Agreement to Deed With R.R.	Original
3.	20/06/1995 D. No. 1771	Sale Deed With R.R.	Original
4.	29/08/2026	7/12 Extract	Digital / Certified
5.	25/08/2026	Mutation Entries	Digital/Certified / Photocopy
6.	01/03/1989	N.A. Order	Photocopy
7.	01/03/1989	Layout	Photocopy
8.	26/02/2004	Commencement Certificate	Original
9.	26/02/2004	Approved Plan	Original
10.	-----	No Dues Certificate issued by Bajaj Housing Finance Ltd. regarding above property.	Original
11.	-----	LOD issued by HDFC Ltd.	Original
12.	-----	No Dues Certificate issued by HDFC Ltd. regarding above property.	Original

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.

Date: 31/08/2026

Place: Jalgaon




Rahul R. Zawar
Advocate & Notary



CERSAI
Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

Asset Based Search Report

CERSAI Details

PAN	AAECC5770G
CERSAI GSTIN	07AAECC5770G1ZN
HSN Code/SAC	998439
Quantity Units/Unique Quantity Code	N.A.

User Details

Report Download Date	31-08-2026 15:31:30.519
Transaction ID / QRF NO	200482044625
Generated by	Public User

Transaction Details

Type of Transaction	Security Interest
Transaction Id	200482044625
Created By	PUSER
Creation Timestamp	31-08-2026:15:27:27.000
Search Reference Number	7237830246938

Search Criteria Entered

Asset Category	Immovable
Type Of Asset	Residential
Description Of Asset	
Survey Number / Municipal Number	386
Plot Number	24
House / Flat Number / Unit No	
Floor No	
Building / Tower Name / Number	
Name of the Project / Scheme / Society / Zone	
Street Name / Number	
Pocket	
Locality / Sector	
City / Town / Village	JAMNER
District	JALGAON
State / UT	Maharashtra
Pin Code / Post Code	425001



Search Output Details



CERSAI

Central Registry of Securitisation Asset Reconstruction and Security Interest of India

Asset Details

Asset ID	200055152387
Asset Category	Immovable
Type Of Asset	Residential
Description Of Asset	GAT NO 386 PLOT NO 46 WEST SIDE PART KUSUMBE KHURD TAL AND DIST JALGAON
Survey Number / Municipal Number	...
Plot Number	GAT NO 386 PLOT
Area	871.45
Area Unit	Square Feet
House / Flat Number / Unit No	GAT NO 386 PLOT
Floor No	...
Building / Tower Name / Number	...
Name of the Project / Scheme / Society / Zone	GAT NO 386 PLOT NO 46 WEST SIDE PART KUSUMBE K
Street Name / Number	...
Pocket	...
Locality / Sector	JALGAON
City / Town / Village	Dharangaon
District	Jalgaon
State / UT	Maharashtra
Pin Code / Post Code	425001
Coordinate 1	...
Coordinate 2	...
Coordinate 3	...
Coordinate 4	...

Security Interest Details

Current View

Security Interest ID	400054954866
Transaction Id	200216468499
Total Secured Amount	700000.00
Type Of Security Interest	Equitable Mortgage
Type Of Finance	Sole
Details Of Charge	FIRST
Entity Identification Number	HX/X1X7XHX2X/X0X0X9
Created By	F015000017
SI Creation Date In Bank	29-06-2021
SI Registration Timestamp In CERSAI Portal	06-07-2021:13:25:00.000





CERSAI
Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

Satisfaction Status

Not Satisfied

Miscellaneous Narration

HF/0117/H/20/100039

Borrower(s) Details

S.No.	Type of Borrower	Name of the Borrower	Father / Mother Name	Is Borrower - Asset Owner ?
1	Individual	DIPAK CHANDRAKANT MALI	CHANDRAKANT RAMDAS MALI	Yes
2	Individual	SHOBHA CANDRAKANT MALI	CHUDAMAN MALI	No

Holder Details

Charge Holder Name	Office / Ward / Branch Name
GRIHUM HOUSING FINANCE LIMITED	Dharangaon

Original View

Security Interest ID	400054954866
Transaction Id	200216468499
Total Secured Amount	700000.00
Type Of Security Interest	Equitable Mortgage
Type Of Finance	Sole
Details Of Charge	FIRST
Entity Identification Number	HX/X1X7XHX2X/X0X0X9
Created By	F015000017
SI Creation Date In Bank	29-06-2021
SI Registration Timestamp In CERSAI Portal	06-07-2021:13:25:00.000
Satisfaction Status	Not Satisfied
Miscellaneous Narration	HF/0117/H/20/100039

Borrower(s) Details

S.No.	Type of Borrower	Name of the Borrower	Father / Mother Name	Is Borrower - Asset Owner ?
1	Individual	DIPAK CHANDRAKANT MALI	CHANDRAKANT RAMDAS MALI	Yes
2	Individual	SHOBHA CANDRAKANT MALI	CHUDAMAN MALI	No

Holder Details

Charge Holder Name	Office / Ward / Branch Name
GRIHUM HOUSING FINANCE LIMITED	Dharangaon





CERSAI
Central Registry of Securitisation Asset
Reconstruction and Security Interest of India

Transaction History

S. No	Transaction ID	Type of SI	Type of Transaction	Created By	Creation Timestamp	Modified/ Approved By	Modification Timestamp
1	200216468499	Equitable Mortgage	Registration	F015000017	06-07-2021 13:25:00.000	F015000017	06-07-2021 13:25:00.000

RMS Details

Transaction Fees	₹10.00
Total Transaction Amount	₹10.00
GST Amount	₹1.80

--- End Of Report ---



MH009309683202627E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
31 Aug 2026	Receipt	Receipt no.: 1115413981
	Name of the Applicant :	Rahul Radheshyam Zawar
	Details of property of which document has to be searched :	Dist :Jalgaon Village :Jamaner S.No/CTS No/G.No. : 386
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH009309683202627E		
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 '.		

