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APP No. 77000331195

Date- 12.08.2026

To,
The Manager,
ICICI Home Finance Company Ltd.
Nashik.

Dear Sir/ Madam,

Legal Scrutiny Report in respect of the file of **Mr. Harshal Supadu Jadhav and Mr. Dnyaneshwar Supadu Jadhav**

Name of the Title Holder :- S. S. Developers Partnership Firm through Partner Mr. Sham Vilas Shimpi

PART I: PROPERTY DETAILS:

1. Name of the Applicant / Borrower/s :-

Mr. Harshal Supadu Jadhav and Mr. Dnyaneshwar Supadu Jadhav

2. Name of the Co- Applicant/s (if any)- Nil

3. Type of Loan :- Home Loan

4. Purpose of Loan :- Builder Purchase of property

5. Name of the Property Owner/s :- S. S. Developers Partnership Firm through Partner Mr. Sham Vilas Shimpi

6. Description of the Property

A] All that piece and parcel of N.A. land bearing **Plot No. 12** admeasuring area 296.00 Sq. Mtrs. out of **S. No. 201/C** situated at village **Pimaplgaon Bahula**, Tal. & Dist. Nashik within the limits of Nashik Municipal Corporation Nashik which is bounded as under

East	-	Plot No. 11
West	-	Plot No. 13
South	-	9 Mtrs. wide Colony Road
North	-	S. No. 200

B] All that piece and parcel of constructed premises bearing **Flat No. 203** on **Second Floor** admeasuring area 54.49 Sq. Mtrs. Carpet in

the building known as **Vyanktesh Residency** under construction upon the property described above which is bounded as under

East	-	Marginal Space
West	-	Staircase, Lift and Flat No. 201
South	-	Marginal Space
North	-	Flat No. 202

Boundaries as per Agreement for Sale / Deed of Apartment and Draft

- 7. Nature / Status of the Property** :- Freehold
- 8. Type of Property** :- constructed premises (Residential)

PART II: LIST OF DOCUMENTS SUBMITTED BEFORE ME/US FOR SCRUTINY AND LEGAL OPINION: (SPECIFY THE DOCUMENTS ARE ORIGINAL OR XEROX)

1. Draft copy of Agreement for sale with respect to **Flat No. 203** in the building known as **Vyanktesh Residency** to be executed by S. S. Developers Partnership Firm through Partner Mr. Sham Vilas Shimpi in favour of Mr. Harshal Supadu Jadhav and Mr. Dnyaneshwar Supadu Jadhav, yet to be registered after paying due required stamp duty and registration fees.
2. Xerox copy of Sale Deed with respect to **Plot No. 12** executed by Mr. Dilipkumar Manikrao Aher, Mr. Digambar Manikrao Aher and Mr. Narendra Manikrao Aher in favour of S. S. Developers Partnership Firm through Partner Mr. Sham Vilas Shimpi registered in the office of Sub-Registrar Nashik-3 at Sr. No. 8562 on 27.08.2024.
3. Xerox copy of Released Deed with respect to **Plot No. 12** executed by Shantabai Manikrao Aher, Lilavati Balasaheb Rajguru, Shashikala Sampatrao Borude and Seema Sanajy Nerikar in favour of Mr. Dilipkumar Manikrao Aher, Mr. Digambar Manikrao Aher and Mr. Narendra Manikrao Aher registered in the office of Sub-Registrar Nashik-2 at Sr. No. 8872 on 19.07.2011.
4. Xerox copy of Sale Deed with respect to **Plot No. 12** executed by Mrs. Rajasbai Keval Gangurde in favour of Mr. Manikrao Deoram Aher registered in the office of Sub-Registrar Nashik at Sr. No. 1856 on 07.05.1981.

5. Xerox copy of N.A. order given by Collector Nashik vide order No. Dk.III/ RB/LNA/4/SR, dtd. 14.11.1980.
6. Xerox copy of Sanction of building permit and commencement certificate given by Nashik Municipal Corporation Nashik vide permission No. LND/BP/B1/114/2025, dtd. 20.05.2025.
7. 7/12 extract of Plot No. 12, dtd. 11.08.2026 name of S. S. Developers Partnership Firm through Partner Mr. Sham Vilas Shimpi is shown as owner and possessor, no adverse entries are seen in other rights column against subject property.
8. Relevant mutation entries.

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

1. It is seen from the revenue record that, originally subject land Gat No. 201/C was owned and possessed by Mrs. Asha Krushna Rasane and others prior to 1982.
2. M.E. No. 1533 dtd. 29.05.1982 shows that Mrs. Asha Krushna Rasane and others got approved layout which approved and sanctioned by Asst. Director Town Planning, Nashik and also N.A. order given by Collector Nashik vide his order No. D-III/ RB/ LNA/ 4/ SR/ 433/ 80, dtd. 14.11.1980 and in all 1 to 57 plots came in to existence and 7/12 extracts separated plot wise as per partition between them **Plot No. 12** came to the share of Rajasbai Keval Gangurde.
3. M.E. No. 2038 dtd. 16.09.1985 shows that Mr. Manikrao Deoram Aher purchased Plot No. 12 from Rajasbai Keval Gangurde by way of Sale Deed registered in the office of Sub-Registrar Nashik at Sr. No. 1856 on 07.05.1981.
4. M.E. No. 15303 dtd. 13.07.2011 shows that Mr. Manikrao Deoram Aher died on 25.06.2007 leaving behind legal heirs namely widow Shantabai Manikrao Aher, sons Mr. Dilipkumar Manikrao Aher, Mr. Digambar Manikrao Aher and Mr. Narendra Manikrao Aher, daughter Mrs. Lilavati Balasaheb Rajguru, Mrs. Shashikala Sampatrao Borude and Mrs. Seema Sanajy Nerikar recorded in owner column.
5. M.E. No. 15311 dtd. 01.08.2011 shows that Shantabai Manikrao Aher, Lilavati Balasaheb Rajguru, Shashikala Sampatrao Borude and Seema Sanajy Nerikar released their rights and interest with respect to Plot No. 12 in favour of Mr. Dilipkumar Manikrao Aher,

Mr. Digambar Manikrao Aher and Mr. Narendra Manikrao Aher by way of registered released Deed registered in the office of Sub-Registrar Nashik-2 at Sr. No. 8872 on 19.07.2011.

6. M.E. No. 20426 and 25813 are with respect to edit module.
7. M.E. No. 28035 dtd. 27.08.2024 shows that S. S. Developers Partnership Firm through Partner Mr. Sham Vilas Shimpi purchased Plot No. 12 from Mr. Dilipkumar Manikrao Aher, Mr. Digambar Manikrao Aher and Mr. Narendra Manikrao Aher by way of Sale Deed registered in the office of Sub-Registrar Nashik-3 at Sr. No. 8562 on 27.08.2024.
8. S. S. Developers Partnership Firm through Partner Mr. Sham Vilas Shimpi obtained building permission from Nashik Municipal Corporation Nashik vide permission No. LND/BP/B1/114/2025, dtd. 20.05.2025 and going to construct building upon said plot.
9. Borrower i.e. Mr. Harshal Supadu Jadhav and Mr. Dnyaneshwar Supadu Jadhav agreed to purchase subject **Flat No. 203** in the building known as **Vyanktesh Residency** from S. S. Developers Partnership Firm through Partner Mr. Sham Vilas Shimpi but yet the Agreement of Sale / Deed of Apartment is to be registered after paying due required stamp duty and registration fees.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

1. **As studied in part II and part III above**

PART V : OTHER PROVISIONS:

- 5.1 Whether provisions of urban land ceiling act are applicable? **Not applicable**
- 5.2 Whether any property/ies intend to be given as security is subject to any minor's claim/share? **No, minor's interest are not involved in the property as per documents placed before me**
- 5.3 Whether the property is affected by any revenue and tenancy regulations; if yes then to what extent? :- **No as per documents placed before me**
- 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? **to be obtained**
- 5.6 Whether all original documents for last 13/30 years have been scrutinized; if not give reasons? **Yet the document in favour of borrower is to be registered.**
- 5.7 Whether required documents are available for creating mortgage? **Yet the document in favour of borrower is to be registered after paying due required stamp duty and registration fees.**
- 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, after registration of Agreement of Sale and Deed of Apartment in favour of borrowers.**
- 5.10 What is the tenure of the land; if it is leased? **Not Applicable**
- 5.11 Whether the land is Adiwasi (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, as per documents placed before me**
- 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? **Not applicable**
- 5.16 Whether the said POA holder has/had authority to sell the property under POA? **Not applicable**
- 5.17 Whether POA as recorded in 5.15 is registered? - **Not applicable**
- 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:-**Nil**

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, Online Index II search is taken on the basis of available date.**

Search Report Details - Online
Search Conducted Years - 13 years
Name of the Advocate / Searcher- Self
Search Report Date: 12.08.2026
GRN No. **MH008176774202627E**

5.21 Whether EC is obtained? - **Not applicable.**

EC Details: -

No. of Years EC Obtained:

Any Encumbrance to Specify:

EC Applied by :

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 **S. S. Developers Partnership Firm through Partner Mr. Sham Vilas Shimpi** has/would derive a valid, clear, marketable and unencumbered title / freehold rights in the property/ies stated above.

Mr. Harshal Supadu Jadhav and Mr. Dnyaneshwar Supadu Jadhav will get ownership upon subject Flat after payment of agreed consideration amount as per Agreement for Sale to **S. S. Developers Partnership Firm through Partner Mr. Sham Vilas Shimpi** and after registration of Agreement For Sale and after Deed of Apartment in favour of borrowers

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co borrower **Mr. Harshal Supadu Jadhav and**

Mr. Dnyaneshwar Supadu Jadhav (after registration of documents in favour of borrowers)

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. Original Agreement of Sale with registration receipt in favour of Mr. Harshal Supadu Jadhav and Mr. Dnyaneshwar Supadu Jadhav and Index II.
2. NOC for mortgage from Builder / Developer
3. Original payment receipt issued by Builder /Developer
4. Latest 7/12 Extract

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

1. Copy of Occupancy/ Completion Certificate
2. Original Deed of Apartment/ Final Conveyance Deed with registration receipt in favour of Mr. Harshal Supadu Jadhav and Mr. Dnyaneshwar Supadu Jadhav and Index II

REMARKS (if any): - Nil

Note :- At most care and proper diligence has been done while taking search in to the record of Sub Registrar Office and online basis and now from May 2025 documents are registered in Sub Registrar Office anywhere in Nashik District. However there may be possibility that any of the entry in respect of said property may not be reflected. For such entry Advocate shall not be held responsible / liable for the any negligence. This Search report is issued only for ICICI Home Finance Company Ltd. and same shall not be produced before any court of Low of share to any other person or entity with-out prior consent of the Advocate.

Yours Faithfully,

Pravin
Vijaysing
Sambre
Pravin Vijaysing Sambre
(Advocate)

Digitally signed
by Pravin
Vijaysing Sambre
Date: 2026.08.12
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