



CHALLAN
MTR Form Number-6



GRN	MH009154282202627U	BARCODE			Date	27/08/2026-22:14:59		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 NSK1_HQR SUB REGISTRAR NASHIK 1					Full Name		Adv James M Kamble			
Location NASHIK										
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)					
					Flat No.C-502 C Wing Vraj Central Vista S No 887/1A/2/1/2/A/2/Plot No/1					
					to 4 Village Nashik					
					Amount In		Three Hundred Twenty Five Rupees Only			
Total				325.00	Words					
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	00040572026082748539		CPAHEJDSQ6	
Cheque/DD No.					Bank Date	RBI Date	27/08/2026-22:24:16		Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. : XXXXXX5657

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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.



JK & ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS

Office: 405, Maruti Chambers, District Court Compound, Nashik 422005.

Office: 104, Bhaskar Adroit, Pandit Colony Oppo Sindhu Sagar School, Nashik 422005

EMAIL: advjameskamble@rediffmail.com, jameskamble@gmail.com

Hand Handle: 8087195657

LEGAL SCRUTINY REPORT

Ref. No.: ICICIFHC/LSR/37/Aug/26

Date: 27/08/2026

Initiation Date: 26/08/2026

LAN No: - 77000336662

To,
ICICI Home Finance Co. Ltd.,
Nashik,
Branch Name Chandak Circle
Branch Code 10108

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of Mr. Prashant Mahesh Jagtap and Mrs. Manisha Prashant Jagtap

PART I: PROPERTY DETAILS: -

- | | | |
|---|---|------------------------------|
| 1. Name of the Applicant/Borrower/s | : | Mr. Prashant Mahesh Jagtap |
| 2. Name of the Co-applicant/s: (if any) | : | Mrs. Manisha Prashant Jagtap |

3. **Type of Loan** : **HL- Builder Purchase**
4. **Purpose of Loan** : **HL- Builder Purchase**
5. **Name of the Property Owner/s** : **M/s Dhairya Developers Partnership firm**
6. **Nature / Status of the Property** : **Freehold**
7. **Type of Property** : **Residential**
8. **Description of the Property (with Boundaries):**

All that piece and parcel of **Flat No.C-502, having Carpet area admeasuring 66.18 Sq. meters + Attached Open Balcony an area admeasuring 6.39 Sq. meters in "C" Wing on Fifth Floor** in the building named as **"Vraj Central Vista"** Constructed on **Survey No. 887/1A/2/1/2/A/2/Plot No/1 to 4**, admeasuring 5370.94 Sq. Mts. out of the total area admeasuring 5387.02 Sq., **along with TDR area admeasuring 7679.10 Sq. Meter**, situated at village **Nashik-4** within the limits of Nashik Municipal Corporation, Tal and Dist. Nashik and bounded as under: -

EAST	WEST	NORTH	SOUTH
As per approved building plan	As per approved building plan	As per approved building plan	As per approved building plan

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

1. Copy of Draft of Agreement to Sale executed by M/s Dhairya Developers Partnership firm through partner Mr. Chetan Chhaganbhai Kansagara and Mr. Maojkumar Jamnadas Ladani in favor of Mr. Prashant Mahesh Jagtap and Mrs. Manisha Prashant Jagtap
2. Copy of NA Sanad vide order letter no Jama-1/reg. no./740/2021 Dated 01/10/2021 issued by Tehsildar,Nashik
3. Copy of RERA Registration Certificate vide letter no. P51600048828 dated 24/01/2023

4. Copy of TDR Sale deed dated 22/09/2022 duly registered with the sub registrar office vide document serial no NSN-4-10501/2022 Dated 23/09/2022 executed by M/s Bhakti Associate Partnership firm through partner Mr. Gaurav Jitendra Thakkar in favor of M/s Dhairya Developers Partnership firm through partner Mr. Chetan Chhaganbhai Kansagara and Mr. Maojkumar Jamnadas Ladani.
5. Copy of Sale deed dated 28/03/2022 duly registered with the sub registrar office vide document serial no NSN-7-3359/2022 Dated 28/03/2022 executed by Mr. Rasiklal Pratapchand Oswal in favor of M/s Dhairya Developers Partnership firm through partner Mr. Chetan Chhaganbhai Kansagara and Mr. Maojkumar Jamnadas Ladani.
6. Copy of Sale deed dated 28/03/2022 duly registered with the sub registrar office vide document serial no NSN-7-3815/2022 Dated 08/04/2022 executed by Mr. Rasiklal Pratapchand Oswal in favor of M/s Dhairya Developers Partnership firm through partner Mr. Chetan Chhaganbhai Kansagara and Mr. Maojkumar Jamnadas Ladani.
7. Copy of Commencement certificate no. LND/BP/248/2022 dated 19/10/2022.
8. Copy of Layout order no. Outward No/NNV/Final/107/Nashik dated 17/03/2022.
9. N.A order no. Maha/Kaksha/3/2/Ru.K.A.No/SR/538/2021 dated 09/08/2021 issued by Additional Collector Nashik
10. Copy of Partition Order vide letter no. RTS/SR/Partition/61/2015 dated 16/05/2016 issued by Thasildar Nashik
11. Copy of Sale deed dated 26/05/2019 duly registered with the sub registrar office vide document serial no NSN-4-4708/2019 dated 27/05/2019 executed by Mr. Kusum Bhimashankar Hujare (Kanade) and others 7 in favor of Mr. Rasiklal Pratapchand Oswal.
12. Copy of Sale deed dated 24/04/2012 duly registered with the sub registrar office vide document serial no. NSN-2-4568/2012 dated 24/04/2012 executed by Mr. Shivram Gangaram Hujare and others 03 in favor of Mr. Rasiklal Pratapchand Oswal
13. Copy of Sale deed dated 03/07/1992 duly registered with the sub registrar office vide document serial no NSN-2987/1992 dated 03/07/1992 executed by Mr. Shivram Gangaram Hujare and others 20 in favor of Mr. Rasiklal Pratapchand Oswal and others 7.

14. 7/12 extract and Copy of 6 D and Mutation Entries.

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

1. Originally Land in Survey **No. 887/1A/2 and 887/2A/2** was owned and possessed by Mr. **Mr. Shivram Gangaram Hujare** and others prior to 1974 and Babu Vithoba Gamne were the tenants of the said land.
2. It is observed that Mr. Babu Vithoba Gamne and others has handed over the land in S No 887/1A/2 and S No 887/2A/2 by sale deed dated 09/04/1990 to the Mr. Shivram Gangaram Hujare and others by the order in Revenue Tenancy case no 10/1990 dated 09/04/1990. Basis of said tenancy order name of Mr. Shivram Gangaram Hujare and others has been given to the revenue record vide mutation entry no 26802 dated 16/05/1990.
3. It is observed that Mr. Shivram Gangaram Hujare and others 20 has sold land area admeasuring 12575.00 sq, meters bearing S No 887/1A/2 and area admeasuring 3425 sq, meters bearing S No 887/2A/2 to Mr. Rasiklal Pratapchand Oswal and others 7 by way of sale deed registered with the sub registrar office vide document serial no NSN-2987/1992 Dated 03/07/1992. Basis of the said sale deed the name of the purchasers Mr. Rasiklal Pratapchand Oswal and others 7 has been mutated with the revenue records vide mutation entry no 33049 dated 15/06/1995.
4. It is observed that Mr. Rasiklal Pratapchand Oswal and others filed application for deletion of name of One Gangaram (Full name is not mentioned) from the land S No 887/1A/2 and further Assistant Superintendent record department of District court Nashik issued the order vide letter no RTS/Vashi/1002/96 dated 28/05/1996 removal of the name of Gangaram and basis of the said vide mutation entry no 34130 dated 18/03/1995.
5. It is observed that Mr. Rasiklal Pratapchand Oswal and others 7 through POA holder Mr. Deepak Ramchandra Bagad has applied for the conversion of the said land survey no 887/1A/2 for the non-agriculture residential usage with the Collector of Nashik and Collector of Nashik has granted the permission for the same vide its order letter no Maha/Kaksh-3/NASR/145/1996 dated --/04/1996 (Date is not legible), Further Mr. Rasiklal Pratapchand Oswal and others 7 through POA holder Mr. Deepak Ramchandra Bagad had prepared the layout on the said land and has obtained the layout order from Nashik Municipal Corporation vide letter no o. Outward no/Nagarrachana

Depa./Final/53/449 dated 14/05/1996 the said orders effect has been given to the revenue records and non-agriculture land has been allotted with New S No 887/1A/2/2/1 and further land has been sub-divided into the plots out of which plot no 01, 02, 03 and 04 has been carved out and 7/12 extract of the plots has been separated and mutated in the name of the land owners vide mutation entry no 34412 dated 25/05/1996.

6. It is observed that as per the mutation entry the original i.e Mr. Shivram Gangaram Hujare and others 20 has been deleted from the Revenue records basis of the sale deed dated 03/07/1992 in favor of Mr. Rasiklal Pratapchand Oswal and others 7. As per the said deed Mr. Rasiklal Pratapchand Oswal and others 7 has purchased the land area admeasuring 12575.00 sq, meters bearing S No 887/1A/2 and area admeasuring 3425 sq, meters bearing S No 887/2A/2 and hence the name of the Original Owners has been mutated to the remaining area admeasuring 7325 Sq Meters in S No 887/1A/2 and land area admeasuring 3275.00 Sq Meters in S No 887/2A/2 and the effect of the same has been mutated with the revenue records vide mutation entry no 39211 dated 24/12/1998.
7. It is observed that one of the Co-owner Mr. Bhimashankar Gangaram Hujare has expired intestate leaving behind his legal heirs namely Kusum Bhimashankar Hujare, Narendra Bhimashankar Hujare, Surendra Bhimashankar Hujare, Santosh Bhimashankar Hujare, Ramnath Bhimashankar Hujare, Sunanda Vijay Bhamre, Mrs. Yogita Vijay Gawale and Lalita Ramesh Borse and accordingly the names of the legal heirs name has been entered as the owner/successor of the said survey with the revenue records vide its mutation Entry No. 77617 dated 05/12/012.
8. It is observed that Mr. Shivram Gangaram Hujare and others has sold land area admeasuring 1120.00 sq, meters bearing S No 887/1A/2/1 and area admeasuring 2620.00 Sq. meters bearing S No 887/2A/2 total area admeasuring 3740.00 to Mr. Rasiklal Pratapchand Oswal and others 7 by way of sale deed dated 24/04/2012 and said deed is duly registered with the sub registrar office vide document serial no NSN-2-4568/2012 Dated 24/04/2012. Basis of the said sale deed the name of the purchasers Mr. Rasiklal Pratapchand Oswal and others 7 has been mutated with the revenue records vide mutation entry no 82485 dated 26/04/2012.
9. It observed that Mr. Rasiklal Pratapchand Oswal and others filed Regular Civil Suit no. 317/2013 in the court of civil judge senior division, Nashik against Mrs. Suman Bhimashankar Hujre(kanade) and others for Specific Performance of agreement to sale

for share of late Mr. Mrs. Suman Bhimashankar Huzare for an area admeasuring 280.00 Sq. meters bearing Survey no. 887/1A/2/1 and 655.00 sq. meters bearing Survey no. 887/2/A/2. Further the said suit has been disposed off on dated 16/06/2022.

10. It observed that Mr. Rasiklal Pratapchand Oswal and others 7 had filed an application with the Tahsildar Nashik u/s 85 of MLRC for seeking mutual partition in respect of land admeasuring 9775.00 Sq Meters S 887/1A/2/1(P) and land admeasuring 3425.00 Sq Meters in S No 887/2A/2/(P) and upon hearing the said application has granted the permission of the partition of land vide its order letter no RTS/SR/ Partition/ 61/ 1015 dated 19/05/2015. Basis of the said order the land mentioned has come into the ownership and possession of Mr. Rasiklal Pratapchand Oswal and the names of the Parvatabai Kantilal Jain (Oswal) and others 06 has been deleted from the revenue records and effect of the same has been mutated with revenue records vide mutation entry no 97359 dated 18/05/2015
11. It is observed that Kusum Bhimashankar Hujare and others 07 has sold land area admeasuring 655.00 sq., meters bearing S No 887/1A/2/1 and area admeasuring 280.00 sq., meters bearing S No 887/2/A/2 total area admeasuring 655.00 total meter admeasuring 935.00 sq. meters to Mr. Rasiklal Pratapchand Oswal by way of sale deed dated 22/05/2019 and said deed is duly registered with the sub registrar office vide document serial no NSN-4-4708/2019 Dated 27/05/2019. Basis of the said sale deed the name of the purchasers Mr. Rasiklal Pratapchand Oswal has been mutated with the revenue records vide mutation entry no 402035 dated 13/06/2019.
12. It is observed that Mr. Rasiklal Pratapchand Oswal has applied for the conversion of the said land for the non-agriculture residential usage with the Tehsildar of Nashik and Tehsildar of Nashik has granted the permission for the same vide its order letter no Jama-1/reg. no./740/2021 Dated 01/10/2021
13. It is observed that Mr. Rasiklal Pratapchand Oswal has applied for the conversion of the said land survey no 887/1A/2/1 area admeasuring 9975.00 sq. meters and survey no 887/2A/2 area admeasuring 6700.00 sq. meters for the non-agriculture residential usage with the Collector of Nashik and Collector of Nashik has granted the permission for the same vide its order letter no Maha/Kaksh-3/2/Ru.Ka.Aa no/SR/538/2021 dated 09/08/2021, Further Mr. Rasiklal Pratapchand Oswal had prepared the layout on the said land and has obtained the layout order from Nashik Municipal Corporation vide letter no o. Outward no/NNV/final/107/Nashik dated 17/03/2022 the said orders effect has been given to the revenue records and land has been sub-divided into the plots out

of which plot no 01, 02, 03 and 04 has been carved out and 7/12 extract of the plots has been separated and mutated in the name of the owners of the land and survey no converted into new survey no 887/1A/2/1/2/A/2 vide mutation entry no 405853 dated 25/03/2022.

14. It is observed that Mr. Rasiklal Pratapchand Oswal has sold land Plot no 01 area admeasuring 1320.95 sq meters bearing S No 887/1A/2/1/2/A/2 and Plot no 02 area admeasuring 1325.10 sq meters bearing S No 887/1A/2/1/2/A/2 to M/s Dhairya Developers Partnership firm through partner Mr. Chetan Chhaganbhai Kansagara and Mr. Maojkumar Jamnadas Ladani by way of sale deed dated 28/03/2022 and said deed is duly registered with the sub registrar office vide document serial no NSN-7-3359/2022 Dated 28/03/2022. Basis of the said sale deed the name of the purchasers Dhairya Developers Partnership firm through partner Mr. Chetan Chhaganbhai Kansagara and Mr. Maojkumar Jamnadas Ladani has been mutated with the revenue records vide mutation entry no 402035 dated 13/06/2019.
15. It is observed that a lis pendency Filed Civil Suit by Mr. Laxman Gopal Gamne and others in respect of the suit filed vide case no 38/2019 in respect of the Land in S No 887/1A/2 and 887/2A/2 against the Mr. Rasiklal Pratapchand Oswal and others. As per the plaint it is seen that Mr Laxman Gamne and others has challenged the order of tenancy case no 10/1990 further claiming that they were in the possession and ownership of the 2000.00 Sq. Meters in the land in the above mentioned survey numbers. Further has challenged the sale deeds in favor of defendants. Further the said suit has been disposed off on dated 04/05/2026.
16. It is observed that Mr. Rasiklal Pratapchand Oswal has sold land Plot no 03 area admeasuring 1416.55 sq. meters and Plot no 04 area admeasuring 1324.42 sq meters bearing S No 887/1A/2/1/2/A/2 to M/s Dhairya Developers Partnership firm through partner Mr. Chetan Chhaganbhai Kansagara and Mr. Maojkumar Jamnadas Ladani by way of sale deed dated 28/03/2022 and said deed is duly registered with the sub registrar office vide document serial no NSN-7-3815/2022 Dated 08/04/2022. Basis of the said sale deed the name of the purchasers M/s Dhairya Developers Partnership firm through partner Mr. Chetan Chhaganbhai Kansagara and Mr. Maojkumar Jamnadas Ladani has been mutated with the revenue records vide mutation entry no 405931 dated 20/04/2022.

17. It is observed that M/s Dhairya Developers Partnership firm through partner Mr. Chetan Chhaganbhai Kansagara and Mr. Maojkumar Jamnadas Ladani has purchased the C Zone TDR admeasuring 7679.00 Sq meters in DCR certificate no 1025 from M/s Bhakti Associate Partnership firm through partner Mr. Gaurav Jitendra Thakkar by way of TDR Sale deed to and the said TDR Sale deed is registered with the sub registrar office vide document serial no NSN-4-10540/2022 Dated 23/09/2022.
18. It is observed that Nashik Municipal Corporation has acquired the land admeasuring 16.08 Sq. meters out of total land admeasuring 1325.10 Sq. Meters out of survey no 887/1A/2/1/2/A/2/Plot/2 for road widening and accordingly the effect of same has been mutated with the revenue records vide mutation entry no 406927 dated 08/12/2022.
19. It is observed that M/s Dhairya Developers Partnership firm through partner Mr. Chetan Chhaganbhai Kansagara and Mr. Maojkumar Jamnadas Ladani has prepared the plan by amalgamating the Plot No 01, 02, 03 and 04 and submitted the plan for approval with Nashik Municipal Corporation and the said plan has been sanctioned and accordingly Nashik Municipal Corporation has issued the Commencement certificate vide letter no LND/BP/248/2022 dated 19/10/2022 and basis of the said Commencement certificate effect has been given to the revenue records and the said plots has been amalgamated and New Plot No 1+2+3+4 was allotted and accordingly 7/12 extract was made vide mutation entry no 406931 dated 08/12/2022.
20. It is observed that M/s Dhairya Developers has registered the said project with Maharashtra Real Estate and Regulatory Authority and the competent authority has issued the registration certificate vide letter no P51600048828 dated 24/01/2023
21. It is observed that M/s Dhairya Developers Partnership firm through partner Mr. Chetan Chhaganbhai Kansagara and Mr. Maojkumar Jamnadas Ladani has availed the finance facility from Bajaj Housing Finance Ltd. and accordingly has created the charge on the said property in favor of Bajaj Housing Finance Ltd. by way of **Registered Mortgage** and accordingly the Mortgage Deed is duly registered with the sub registrar office vide document serial no. NSN-7-9165/2023 Dated 09/08/2023
22. It is observed that the said Survey No. 887/1A/2/1/2/A/2/Plot No/1 to 4 admeasuring 5370.94 Sq. Mts out of area 4115.205 Sq. Meters has been duly converted into the non-agriculture and Residential and Commercial purpose by virtue of the Collector order vide letter no Letter no. Jama-1/42-B/S.R/365/2024 Dated 01/10/2024 and accordingly

the effect of the said order has been given to the revenue records

23. It is observed that Mr. Prashant Mahesh Jagtap and Mrs. Manisha Prashant Jagtap intend to purchase the **Flat No.C-502, having Carpet area admeasuring 66.18 Sq. meters + Attached Open Balcony an area admeasuring 6.39 Sq. meters in "C" Wing on Fifth Floor** in the building named as "**Vraj Central Vista**" from M/s Dhairya Developers Partnership firm through partner Mr. Chetan Chhaganbhai Kansagara and Mr. Maojkumar Jamnadas Ladani by way of Agreement for Sale and accordingly the draft of the Agreement for Sale is prepared.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

1. Copy of Draft of Agreement to Sale executed by M/s Dhairya Developers Partnership firm through partner Mr. Chetan Chhaganbhai Kansagara and Mr. Maojkumar Jamnadas Ladani in favor of Mr. Prashant Mahesh Jagtap and Mrs. Manisha Prashant Jagtap
2. Copy of RERA Registration Certificate vide letter no. P51600048828 dated 24/01/2023
3. Copy of TDR Sale deed dated 22/09/2022 duly registered with the sub registrar office vide document serial no NSN-4-10501/2022 Dated 23/09/2022 executed by M/s Bhakti Associate Partnership firm through partner Mr. Gaurav Jitendra Thakkar in favor of M/s Dhairya Developers Partnership firm through partner Mr. Chetan Chhaganbhai Kansagara and Mr. Maojkumar Jamnadas Ladani.
4. Copy of Sale deed dated 28/03/2022 duly registered with the sub registrar office vide document serial no NSN-7-3359/2022 Dated 28/03/2022 executed by Mr. Rasiklal Pratapchand Oswal in favor of M/s Dhairya Developers Partnership firm through partner Mr. Chetan Chhaganbhai Kansagara and Mr. Maojkumar Jamnadas Ladani.
5. Copy of Sale deed dated 28/03/2022 duly registered with the sub registrar office vide document serial no NSN-7-3815/2022 Dated 08/04/2022 executed by Mr. Rasiklal Pratapchand Oswal in favor of M/s Dhairya Developers Partnership firm through partner Mr. Chetan Chhaganbhai Kansagara and Mr. Maojkumar Jamnadas Ladani.
6. Copy of Commencement certificate no. LND/BP/248/2022 dated 19/10/2022.
7. Copy of Layout order no. Outward No/NNV/Final/107/Nashik dated 1547/03/2022.

8. N.A order no. Maha/Kaksha/3/2/Ru.K.A.No/SR/538/2021 dated 09/08/2021 issued by Additional Collector Nashik
9. Copy of Partition Order vide letter no. RTS/SR/Partition/61/2015 dated 16/05/2016 issued by Thasildar Nashik
10. Copy of Sale deed dated 26/05/2019 duly registered with the sub registrar office vide document serial no NSN-4-4708/2019 dated 27/05/2019 executed by Mr. Kusum Bhimashankar Hujare (Kanade) and others 7 in favor of Mr. Rasiklal Pratapchand Oswal.
11. Copy of Sale deed dated 24/04/2012 duly registered with the sub registrar office vide document serial no. NSN-2-4568/2012 dated 24/04/2012 executed by Mr. Shivram Gangaram Hujare and others 03 in favor of Mr. Rasiklal Pratapchand Oswal
12. Copy of Sale deed dated 03/07/1992 duly registered with the sub registrar office vide document serial no NSN-2987/1992 dated 03/07/1992 executed by Mr. Shivram Gangaram Hujare and others 20 in favor of Mr. Rasiklal Pratapchand Oswal and others 7.
13. 7/12 extract and Copy of 6 D and Mutation Entries.

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? – Not provided
- 5.6 Whether all original documents for last 13/30 years have been scrutinized; if not give reasons? – No Original Title Deeds has been submitted for perusal while investigating the title and issuance of the said report
- 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? – No
- 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? – NA
- 5.17 Whether POA as recorded in 5.15 is registered? – NA
- 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 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

I have taken online search on IGR website of the record available at that time for the year 2013 to 2026 in the office of Sub Registrar. Some entries may not available on IGR website due to technical issues. Out of available record no adverse entry is found in respect of the said property.

Search Report Details	:- MH009154282202627U
Search Conducted Years	:- 2013 to 2026
Name of the Advocate / Searcher	:- Adv. James M Kamble
Search Report Date	:- 27/08/2026
Note	:- Nil

5.21 Whether EC is obtained? – NA

EC Details	:- Nil
No. of Years EC Obtained	:- Nil
Any Encumbrance to Specify	:- Nil
EC Applied by	:- Nil

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 equitable mortgage and the documents of title referred to above are perfect evidence of the title and that if the said equitable mortgage is created in the manner required by law, it would satisfy the requirements of creation of equitable mortgage.

I/We further certify that, **Mr. Prashant Mahesh Jagtap and Mrs. Manisha Prashant Jagtap** shall have a valid, clear, marketable and unencumbered title in respect of the property stated above **subject to execution and registration of Agreement for Sale.**

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co borrower **Mr. Prashant Mahesh Jagtap and Mrs. Manisha Prashant Jagtap** The following original documents to be collected by ICICI HFC for creation of 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 Registered Agreement for Sale executed by M/s Dhairya Developers Partnership firm through partner Mr. Chetan Chhaganbhai Kansagara and Mr. Maojkumar Jamnadas Ladani in favor of Mr. Prashant Mahesh Jagtap and Mrs. Manisha Prashant Jagtap along with registration receipt and Index-II.
2. Original NOC for Mortgage issued by M/s Dhairya Developers Partnership firm through partner Mr. Chetan Chhaganbhai Kansagara and Mr. Maojkumar Jamnadas Ladani in favor of ICICI Home Finance Co. Ltd.
3. Original NOC for sale issued by of Bajaj Housing Finance Ltd in favor of Mr. Prashant Mahesh Jagtap and Mrs. Manisha Prashant Jagtap
4. Latest Original/ Digitally Signed 7/12 Extract.

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

REMARKS (if any): - NIL

Note: At-most care and proper diligence has been done while taking search into the records of the sub registrar office and day books maintained by the said offices. However there may be possibility that any of the entry in respect of the 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 Co. Ltd and same shall not be produced before any court of law or shared to any other person or entity with-out prior consent of the advocate.

Yours Faithfully,
KAMBLE
JAMES
MADHUKAR
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Advocate
James M Kamble

SEARCH REPORT

I/We taken the search with the sub registrar offices through online Web portal vide receipt no - MH009154282202627U dated 27/08/2026 to verify that the original title deed(s) related to the property/ies and encumbrances if any as detailed hereunder are in conformity with the records of the Sub-Registrar Office (SRO):

Year	Particulars of Transfer / Transaction s	Description of the Property with it's area	Name of Seller / Lessor	Name of Purchaser / Lessee	Regn. No. and Date	Rema rk (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
2018	Nil	Nil	Nil	Nil	Nil	Nil
2018	Nil	Nil	Nil	Nil	Nil	Nil

Year	Particulars of Transfer / Transactions	Description of the Property with it's area	Name of Seller / Lessor	Name of Purchaser / Lessee	Regn. No. and Date	Remark (if any)
2019	Sale Deed	land area admeasuring 655.00 sq., meters bearing S No 887/1A/2/1 and area admeasuring 280.00 sq., meters bearing S No 887/2/A/2 total area admeasuring 935.00 sq. meters situated at Village Nashik Tal and Dist. Nashik	Mr. Kusum Bhimashankar Hujare (Kanade) and others 7	Mr. Rasiklal Pratapchand Oswal.	NSN-4-4708/2019 dated 27/05/2019	Nil
2020	Nil	Nil	Nil	Nil	Nil	Nil
2021	Nil	Nil	Nil	Nil	Nil	Nil
2022	Sale Deed	Plot No 1 area admeasuring 1320.95 Sq. Meters and Plot	Mr. Rasiklal Pratapchand Oswal	in favor of M/s Dhairya Developers Partnership firm through partner Mr.	NSN-7-3359/2022 Dated 28/03/2022	Nil

Year	Particulars of Transfer / Transactions	Description of the Property with it's area	Name of Seller / Lessor	Name of Purchaser / Lessee	Regn. No. and Date	Remark (if any)
		no.2 area admeasuring 1352.10 Sq. meters bearing survey No. 887/1A/2/1/2/A/2 and Village Nashik Tal and Dist. Nashik		Chetan Chhaganbhai Kansagara and Mr. Maojkumar Jamnadas Ladani		
2022	Sale Deed	Plot no. 3 area admeasuring 1416.55 Sq. Meters And Plot no. 4 area admeasuring 1324.42 sq.meters bearing survey No. 887/1A/2/1/2/A/2 and Village Nashik Tal and Dist. Nashik	Mr. Rasiklal Pratapchand Oswal in favor of	M/s Dhairya Developers Partnership firm through partner Mr. Chetan Chhaganbhai Kansagara and Mr. Maojkumar Jamnadas Ladani.	NSN-7-3815/2022 Dated 08/04/2022	Nil
2023	Mortgage	Survey No.	M/s Dhairya	Bajaj Housing	NSN-7-	Nil

Year	Particulars of Transfer / Transaction s	Description of the Property with it's area	Name of Seller / Lessor	Name of Purchaser / Lessee	Regn. No. and Date	Rema rk (if any)
	Deed	887/1A/2/1/ 2/A/2/Plot No/1 to 4, admeasurin g 5370.94 Sq. Mts. out of the total area admeasurin g 5387.02 Sq., situated at village Nashik within the limits of Nashik Municipal Corporation, Tal and Dist. Nashik	Developers Partnership firm through partner Mr. Chetan Chhaganbhai Kansagara and Mr. Maojkumar Jamnadas Ladani	Finance Ltd.	9165/2023 Dated 09/08/2023	
2024	Nil	Nil	Nil	Nil	Nil	Nil
2025	Nil	Nil	Nil	Nil	Nil	Nil
2026	Nil	Nil	Nil	Nil	Nil	Nil

Yours Faithfully,

KAMBLE

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Advocate

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