



CHALLAN
MTR Form Number-6



GRN	MH009506826202627E	BARCODE			Date	02/09/2026-18:11:42		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		James Kamble			
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.	69103332026090216644		3003340282	
Cheque/DD No.					Bank Date	RBI Date	02/09/2026-18:14:06		Not Verified with RBI	
Name of Bank					Bank-Branch		IDBI BANK			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID : 103516892

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

MH009506826202627E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
02 Sep 2026	Receipt	Receipt no.: 1115421831
	Name of the Applicant :	James Kamble
	Details of property of which document has to be searched :	Dist :Nashik Village :Sansari S.No/CTS No/G.No. : 99
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH009506826202627E		
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 '.		



JK & ASSOCIATES

ADVOCATES & LEGAL CONSULTANTS

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

Office: 104, Bhaskar Adroit, Opp. Shindu Sagar School, Pandit Colony, Nashik 42205

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

Hand Handle: 8087195657

LEGAL SCRUTINY REPORT

Ref. No.: ICICIHFC/LSR/02/Sep/26

Date: 03/09/2026

Initiation Date: 31/08/2026

LAN No: 77000340736

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

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of Mr. Rajit Rajesh Khanna, Rajesh Gorakhnath Khanna and Mrs. Neeru Rajesh Khanna

PART I: PROPERTY DETAILS:

- | | | |
|---|---|--|
| 1. Name of the Applicant/Borrower/s | : | Mr. Rajit Rajesh Khanna |
| 2. Name of the Co-applicant/s: (if any) | : | Mr. Rajesh Gorakhnath Khanna Mrs. Neeru Rajesh Khanna |
| 3. Type of Loan | : | Loan Against Property (Lap) |
| 4. Purpose of Loan | : | Loan Against Property (Lap) |
| 5. Name of the Property Owner/s | : | Mr. Rajesh Gorakhnath Khanna and Mrs. Neeru Rajesh Khanna. |
| 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. E-102 (as per Booking Plan) and Flat No. C-2 (as per Sanction Plan)** having **Carpet** area admeasuring **92.34 Sq. Meters i.e., 993.947 Sq. Feet** situated in **“E” Wing (as per Booking Plan) and “C” Wing (as per Sanction Plan)** Situated on **Stilt Floor** in the building named as **“Hari Sagar”** constructed on **Plot Nos. 3, 4, 5, 7, 8, 9, 10, 11, 12, and 13** having **area admeasuring 4828.72 Square Meters + 531 Square Meters** bearing **Survey no. 99A/1** situated at Village **Sansari, Taluka and District Nashik** and same is commonly bounded as under

EAST	WEST	NORTH	SOUTH
Marginal Space	Marginal Space	Marginal Space	Lift and Flat No. C-1

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

- a) Copy of Deed of Apartment Dated 06/07/2023 registered with the sub registrar office vide document serial no. NSN-2-7419/2023 Dated 07/07/2023 executed by M/s. Bhakti Enterprises a Partnership Firm through partner Mr. Naresh Jagumal Karda in favor of Mr. Rajesh Gorakhnath Khanna and Mrs. Neeru Rajesh Khanna
- b) Copy of Completion Certificate Dated 19/04/2018 vide Certificate no. 3177/BLD/E-8/1805 dated 19/04/2018 issued by the Office of the Cantonment Board, Deolali
- c) Copy of Agreement for Sale Dated 24/07/2018 registered with the sub registrar office vide document serial no. NSN-2-4863-2018 Dated 24/07/2018 Executed by M/s. Bhakti Enterprises a Partnership Firm through partner Mr. Naresh Jagumal Karda in favor of Mr. Rajesh Gorakhnath Khanna and Mrs. Neeru Rajesh Khanna
- d) Copy of No Dues Certificate Dated 06/02/2026 issued by HDFC Bank Ltd in favor of Mr. Rajesh Gorakhnath Khanna and Mrs. Neeru Rajesh Khanna
- e) Copy of Deed of Declaration Dated 31/12/2018 registered with the sub registrar office vide document serial no. NSN-2-8412/2018 Dated 31/12/2018 Executed by M/s. Bhakti Enterprises a Partnership Firm through partner Mr. Naresh Jagumal Karda
- f) Copy of RERA Registration Certificate vide Certificate no. P51600000630 dated 18/07/2017 issued by Maharashtra Real Estate Regulatory Authority
- g) Copy of Re-Conveyance Deed Dated 25/09/2017 registered with the sub registrar office vide document serial no. NSN-2-6166/2017 Dated 26/09/2017 executed by Reliance Home Finance Limited in favor of Karda Constructions a Proprietorship Firm Through its Sole Proprietor Mr. Naresh Jagumal Karda
- h) Copy of Non-Agricultural Order vide letter no. Maha/Kaksha/3/5/Ru.K.Aa/SR/03/2018 dated 05/06/2018 issued by Collector, Nashik
- i) Copy of Commencement Certificate vide Certificate no. 3177/BLD/E-8/1356 dated 12/03/2018 issued by the Office of the Cantonment Board, Deolali
- j) Copy of 7/12 extract and 6D Mutation Entries.

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

1. It is observed area admeasuring 00 Hectare 64 Ares bearing Survey No. 99/A/1 was owned and possessed by Mr. Punja Sayaji Godse, Ms. Kamala alias Narmada Punjaji Godse, Mr. Vinayak Punjaji Godse, Mr. Dilip Punjaji Godse, and Mr. Ganesh Punjaji Godse Since 1991.
2. It is observed that Mr. Punja Sayaji Godse, Ms. Kamala alias Narmada Punjaji Godse, Mr. Vinayak Punjaji Godse, Mr. Dilip Punjaji Godse, and Mr. Ganesh Punjaji Godse has sold area admeasuring 00 Hectare 64 Ares bearing Survey No. 99/A/1 to Ms. Rameela Rajnikant Kothari, Mr. Amit Rajnikant Kothari, Mr. Purshottam Keshav Moghe, Mr. Kiran Janardhan Mujumdar, Ms. Trupti Indramohan Dhingra, Mr. Kiran Purshottam Moghe, and Ms. Shipra Ashok Sardesai by way Sale Deed dated 26/02/1991. Basis of the said sale deed the name of the purchaser has been mutated with the revenue record vide mutation entry no. 6743 Dated 27/05/1992
3. It is observed that Land Owner has applied for the conversion of the said land 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/KASHA-3/N.A./663/1990 dated 22/11/1992, Further Land Owner had prepared the layout on the said land and has obtained the layout order vide dated 01/07/1993. Basis of 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 3, 4, 5, 7 and 8** Came into ownership and Possession of **Mr. Amit Rajnikant Kothari** , **Plot no. 09** Came into ownership and Possession of **Ms. Trupta Indramohan Dhingra**, **Plot no. 10** Came into ownership and Possession of **Ms. Shipra Ashok Sardesai** and **Plot no. 11,12 and 13** Came into ownership and Possession of **Mr. Purushottam Keshav Moghe** and has been carve out and 7/12 extract of the plots has been separated and mutated in the name of the owners of the land vide mutation entry no 6833 Dated 01/07/1993
4. It is observed that Mr. Purushottam Keshav Moghe has sold **Plot No 12** area admeasuring to Ms. Jagruti Paresh Mehata and Mr. Paresh Harilal Mehata by way Sale Deed. Basis of the said sale deed the name of the purchaser Ms. Jagruti Paresh Mehata and Mr. Paresh Harilal Mehata has been mutated with the revenue record vide mutation entry no. 8944 Dated 16/12/2009
5. It is observed that Ms. Trupti Indramohan Dhingra has sold **Plot No. 9**, admeasuring 450.30 square meters to Mr. Aadarsh Rajnikant Kothari by way Sale Deed dated 14/11/1995 and the said deed is duly registered with the sub registrar office vide document serial no NSN-5341/1995 dated 14/11/1995. Basis of the said sale deed the name of the purchaser 14/11/1995 has been mutated with the revenue record vide mutation entry no. 9636 Dated 29/11/2012
6. It is observed that Ms. Jagruti Paresh Mehata and Mr. Paresh Harilal Mehata has sold **Plot No. 12**, admeasuring 342.20 square meters to Ms. Anita Kamlesh Thakkar and Mr. Kamlesh D. Thakkar by way Sale Deed dated 27/02/2013 the said deed is duly registered with the sub registrar office vide document serial no NSN-2-1812/2013 dated 27/02/2013. Basis of the said sale deed the name of the purchaser Ms. Anita Kamlesh Thakkar and Mr. Kamlesh D. Thakkar has been mutated with the revenue record vide mutation entry no. 9690 Dated 16/04/2013
7. It is observed that Aadarsh Rajnikant Kothari, has sold **Plot No. 9**, admeasuring 450.30 square meters to M/s. Bhakti Enterprises, through its partner Mr. Naresh Jagumal Karda

by way Sale Deed dated 28/06/2013 the said deed is duly registered with the sub registrar office vide document serial no NSN-2-6032/2013 Dated 28/06/2013. Basis of the said sale deed the name of the purchaser Ms. Anita Kamlesh Thakkar and Mr. Kamlesh D. Thakkar has been mutated with the revenue record vide mutation entry no. 9748 Dated 01/08/2013

8. It is observed that Ms. Shipra Ashok Sardesai, has sold **Plot No. 10**, admeasuring 240.50 Square meters to M/s. Bhakti Enterprises, through its partner Mr. Naresh Jagumal Karda by way Sale Deed dated 28/06/2013 the said deed is duly registered with the sub registrar office vide document serial no NSN-2-5687/2013 dated 28/06/2013. Basis of the said sale deed the name of the purchaser Ms. Anita Kamlesh Thakkar and Mr. Kamlesh D. Thakkar has been mutated with the revenue record vide mutation entry no. 9749 Dated 01/08/2013
9. It is observed that Mr. Amit Rajnikant Kothari, has sold **Plot No. 03**, admeasuring 450.30 Square meters, **Plot no. 04** area admeasuring 262.50 Sq. Meters, **Plot no. 05** area admeasuring 362.25 Sq. Meters, **Plot no. 07** area admeasuring 240.50 Sq. Meters and **Plot no. 08** area admeasuring 297.00 Sq. Meters bearing Survey no. 99/A/1 to M/s. Bhakti Enterprises, through its partner Mr. Naresh Jagumal Karda by way Sale Deed dated 16/07/2013 the said deed is duly registered with the sub registrar office vide document serial no NSN-2-6655/2013 Dated 16/07/2013. Basis of the said sale deed the name of the purchaser Ms. Anita Kamlesh Thakkar and Mr. Kamlesh D. Thakkar has been mutated with the revenue record vide mutation entry no. 9755 Dated 13/08/2013
10. It is observed that Bhakti Enterprises, through partners, Shri Naresh Jagumlal Karda and Shri Shivkumar Radheshyam Sharma and others, Through Power of Attorney holder for Karda Constructions Pvt. Ltd., through its Director, Shri Pravin Murlidhar Jagtap has availed the finance facility from Reliance Home Finance Limited and accordingly has created the charge on the said property in favor of Reliance Home Finance Limited by way of **Registered Mortgage** and accordingly the Mortgage Deed is duly registered with the sub registrar office vide document serial no NSN-2- 5433/2014 Dated 01/07/2014 (Plot no. .03,04,05,07,08 ,09 and 10)
11. It is observed that Mr. Adarsha Rajnikant Kothari has sold **Plot No 13** area admeasuring 277.37 Sq. Meters to Bhakti Enterprises, through partners, Shri Naresh Jagumlal Karda through POA Holder Prem Jagumal Karda by way Sale Deed dated 11/07/2014 and the said deed is duly registered with the sub registrar office vide document serial no NSN-2-6347/2014 dated 01/08/2014. Basis of the said sale deed the name of the purchaser has been mutated with the revenue record vide mutation entry no. 9908
12. It is observed that Ms. Ramila Rajnikant Kothari has sold **Plot No 11** area admeasuring 1905.80 Sq. Meters to Bhakti Enterprises, through partners, Shri Naresh Jagumlal Karda through POA Holder Prem Jagumal Karda by way Sale Deed dated 11/07/2014 and the said deed is duly registered with the sub registrar office vide document serial no NSN-2-6346/2014 dated 01/08/2014. Basis of the said sale deed the name of the purchaser has been mutated with the revenue record vide mutation entry no. 9909
13. It is observed that M/s. Bhakti Enterprises submitted a group housing scheme building plan (for Plot Nos. 3,4,5,7,8,9,10,11,12,13) for the construction and submitted the plan for approval with Office of the Cantonment Board, Deolali. The said plan has been approved by Office of the Cantonment Board, Deolali and has issued the commencement certificate vide letter no 3177/BLD/E-8/1793 dated 18/06/2015
14. It is observed that Bhakti Enterprises, through partners, Shri Naresh Jagumlal Karda and Shri Shivkumar Radheshyam Sharma and others, Through Power of Attorney holder for Karda Constructions Pvt. Ltd., through its Director, Shri Pravin Murlidhar Jagtap has availed

the finance facility from Reliance Home Finance Limited and accordingly has created the charge on the said property in favor of Reliance Home Finance Limited by way of **Registered Mortgage** and accordingly the Mortgage Deed is duly registered with the sub registrar office vide document serial no NSN-6-3685/2015 dated 10/07/2015 (Plot no. .03,04,05,07,08 ,09 and 10)

15. It is observed that Ms. Anita Kamlesh Thakkar and Mr. Kamlesh D. Thakkar, has sold **Plot no. 12** admeasuring 342.20 square meters bearing Survey no. 99/A/1 to M/s. Bhakti Enterprises, through its partner Mr. Naresh Jagumal Karda by way Sale Deed dated 22/06/2015 the said deed is duly registered with the sub registrar office vide document serial no NSN-2-4782/2015 Dated 22/06/2015. Basis of the said sale deed the name of the purchaser M/s. Bhakti Enterprises, through its partner Mr. Naresh Jagumal Karda has been mutated with the revenue record vide mutation entry no. 10081 Dated 22/07/2015
16. It is observed that RCS No. 61/2016 and CMA No. 26/2016 were settled between the parties by filing a Compromise Pursis at Exh. 50 in RCS No. 61/2016, pursuant to which an Order of Compromise was passed at Exh. 16 in CMA No. 26/2016, resulting in acquisition of rights and ownership over 531.00 Sq. meters followed by consequential documentation. The said area and the FSI accruing therefrom, including any additional FSI becoming available prior to completion of the Hari Sagar Project, shall be utilized by the Grantor/s in accordance with applicable laws, rules and regulations
17. It is Further observed that, by Special Power of Attorney bearing Sr. No. 728/2017 registered on 27/01/2017, coupled with Notarized Consent Deed bearing Sr. No. 36/2017 dated 27/01/2017, Smt. Ramila Rajnikant Kothari and Shri Amit Rajnikant Kothari, in respect of their area admeasuring 289.99 Sq. meters., authorized and consented to the Bhakti Enterprises utilizing their share for the said project in the manner deemed fit by the Bhakti Enterprises
18. It is observed that M/s. Bhakti Enterprises submitted a group housing scheme building plan (for Plot Nos. 3,4,5,7,8,9,10,11,12,13) for the construction and submitted the plan for approval with Office of the Cantonment Board, Deolali. The said plan has been approved by Office of the Cantonment Board, Deolali and has issued the revised commencement certificate vide letter no 3177/BLD/E-8/1356 dated 12/03/2018
19. It is observed that Bhakti Enterprises, through partners, Shri Naresh Jagumlal Karda and Shri Shivkumar Radheshyam Sharma and others, Through Power of Attorney holder for Karda Constructions Pvt. Ltd., through its Director, Shri Pravin Murlidhar Jagtap has repaid the loan and accordingly Reliance Home Finance Limited has executed and registered the Re-Conveyance deed in favor of Bhakti Enterprises, through partners, Shri Naresh Jagumlal Karda and Shri Shivkumar Radheshyam Sharma and others, Through Power of Attorney holder for Karda Constructions Pvt. Ltd., through its Director, Shri Pravin Murlidhar Jagtap releasing the mortgage rights in respect of land. The said Re -Conveyance deed is duly registered with sub registrar office vide document serial no NSN-2-6166/2017 Dated 26/09/2017 5687
20. It is observed that Mr. Kiran Purushottam Moghe, Ms. Shipra Ashok Sardesai, Ms. Sandhya Vishwas Inamdar, and Mr. Kiran Janardan Mujumdar has sold area admeasuring 33.52 square meter Out of 531.00 Sq. Meters to Bhakti Enterprises through partners, Shri Naresh Jagumlal Karda through Special POA Holder Prem Jagumal karda by way Sale Deed dated 28/02/2017 and the said deed is duly registered with the sub registrar office vide document serial no NSN-2- 1093/2017 dated 28/02/2017. Basis of the said sale deed the name of the purchaser has been mutated with the revenue record

21. It is observed that Ms. Trupti Indramohan Dhingra Through Special POA Holder Makrand Dyaneshwar Chaudhari has sold area admeasuring 107.49 Sq. Meter Out of 531.00 Sq. Meters to Bhakti Enterprises through partners, Shri Naresh Jagumlal Karda through Special POA Holder karamchand Jagumal karda by way Sale Deed dated 01/03/2017 and the said deed is duly registered with the sub registrar office vide document serial no NSN-2- 1132/2017 dated 01/03/2017. Basis of the said sale deed the name of the purchaser has been mutated with the revenue record
22. It is observed that Bhakti Enterprises has applied for the conversion of the said land for the non-agriculture residential usage in respect of area admeasuring 425.00 Sq. Meters with the Collector of Nashik and Collector of Nashik has granted the permission for the same vide its order letter no Maha/Kaksha/3/5/Ru.K.Aa/SR/03/2018 dated 05/06/2018
23. It is observed that Bhakti Enterprises has registered the said project with Maharashtra Real Estate and Regulatory Authority and the competent authority has issued the registration certificate vide letter no P51600000630 dated 18/07/2017.
24. It is observed that, upon completing the construction as per the approved building plan Bhakti Enterprises has obtained the completion of the building from Office of the Cantonment Board, Deolali vide Completion Certificate no 3177/BLD/E-8/1805 dated 19/04/2018
25. It is observed that M/s. Bhakti Enterprises a Partnership Firm through partner Mr. Naresh Jagumal Karda has submitted the plots and the building thereon under the provisions of the Maharashtra Flat Ownership act and accordingly has executed and registered the Deed of Declaration vide document serial no NSN-2-8412/2018 Dated 31/12/2018. As per the Deed of Declaration the said building is named as **“Hari Sagar”**
26. It is observed that M/s. Bhakti Enterprises a Partnership Firm has availed the construction finance loans amounting to Rs. 100, 00, 00,000/- from TATA Capital Housing Finance Limited for various projects, including "Project Hari Sagar situated at Plot no 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13, Survey No 99A/1 along with other properties and accordingly has created the charge on the said property in favor of TATA Capital Housing Finance Limited. Further the finance facility of the said Bank has been repaid and accordingly has obtained the No due certificate dated 02/02/2026

(Note – I/We have not found any charge of the TATA Capital Housing Finance Limited in favor of sub registrar office in respect of the said property)

27. It is observed that M/s. Bhakti Enterprises a Partnership Firm through partner Mr. Naresh Jagumal Karda has agreed to sold the said **Flat No. E-102 (as per Booking Plan) and Flat No. C-2 (as per Sanction Plan)** having **Carpet area admeasuring 92.34 Sq. Meters i.e., 993.947 Sq. Feet** situated in **“E” Wing (as per Booking Plan) and “C” Wing (as per Sanction Plan)** Situated on **Stilt Floor** in the building named as **“Hari Sagar”** constructed on **Plot Nos. 3, 4, 5, 7, 8, 9, 10, 11, 12, and 13 having area admeasuring 4828.72 Square Meters + 531 Square Meters** bearing **Survey no. 99A/1** situated at Village **Sansari, Taluka and District Nashik**, to Mr. Rajesh Gorakhnath Khanna and Mrs. Neeru Rajesh Khanna by way of Agreement for sale dated 24/07/2018 and the said agreement for sale is duly registered with the sub registrar office vide document serial no NSN-2-4863-2018 Dated 24/07/2018
28. It is observed that Mr. Rajesh Gorakhnath Khanna and Mrs. Neeru Rajesh Khanna has availed the finance facility from HDFC Limited and accordingly, has created the charge on

the said property in favor of HDFC Limited by way of equitable mortgage and accordingly the Notice of Intimation is duly filed with the sub registrar office vide document serial no NSN-4- 3637/2018 Dated 28/08/2018. Further the finance facility of the said Bank has been repaid by Mr. Rajesh Gorakhnath Khanna and Mrs. Neeru Rajesh Khanna and accordingly has obtained the No due certificate dated 06/02/2026

29. It is observed that, having complied with the terms and conditions of Agreement for Sale dated 24/07/2018 M/s. Bhakti Enterprises a Partnership Firm through partner Mr. Naresh Jagumal Karda has sold **Flat No. E-102 (as per Booking Plan) and Flat No. C-2 (as per Sanction Plan)** having **Carpet** area admeasuring **92.34 Sq. Meters i.e., 993.947 Sq. Feet** situated in **“E” Wing (as per Booking Plan) and “C” Wing (as per Sanction Plan)** Situated on **Stilt Floor** in the building named as **“Hari Sagar”** constructed on **Plot Nos. 3, 4, 5, 7, 8, 9, 10, 11, 12, and 13 having area admeasuring 4828.72 Square Meters + 531 Square Meters** bearing **Survey no. 99A/1** situated at Village **Sansari, Taluka and District Nashik** to Mr. Rajesh Gorakhnath Khanna and Mrs. Neeru Rajesh Khanna by way of Deed of Apartment dated 06/04/2023 and the said deed is duly registered with the sub registrar office vide document serial no NSN-2-7419/2023 Dated 07/07/2023

Note: As per the Rera the said project is kept in abeyance by the authority for non compliance by the promoters/ Builders.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

- a) Copy of Deed of Apartment Dated 06/07/2023 registered with the sub registrar office vide document serial no. NSN-2-7419/2023 Dated 07/07/2023 executed by M/s. Bhakti Enterprises a Partnership Firm through partner Mr. Naresh Jagumal Karda in favor of Mr. Rajesh Gorakhnath Khanna and Mrs. Neeru Rajesh Khanna
- b) Copy of Completion Certificate Dated 19/04/2018 vide Certificate no. 3177/BLD/E-8/1805 dated 19/04/2018 issued by the Office of the Cantonment Board, Deolali
- c) Copy of Agreement for Sale Dated 24/07/2018 registered with the sub registrar office vide document serial no. NSN-2-4863-2018 Dated 24/07/2018 Executed by M/s. Bhakti Enterprises a Partnership Firm through partner Mr. Naresh Jagumal Karda in favor of Mr. Rajesh Gorakhnath Khanna and Mrs. Neeru Rajesh Khanna
- d) Copy of No Dues Certificate Dated 06/02/2026 issued by HDFC Bank Ltd in favor of Mr. Rajesh Gorakhnath Khanna and Mrs. Neeru Rajesh Khanna
- e) Copy of Deed of Declaration Dated 31/12/2018 registered with the sub registrar office vide document serial no. NSN-2-8412/2018 Dated 31/12/2018 Executed by M/s. Bhakti Enterprises a Partnership Firm through partner Mr. Naresh Jagumal Karda
- f) Copy of RERA Registration Certificate vide Certificate no. P51600000630 dated 18/07/2017 issued by Maharashtra Real Estate Regulatory Authority
- g) Copy of Re-Conveyance Deed Dated 25/09/2017 registered with the sub registrar office vide document serial no. NSN-2-6166/2017 Dated 26/09/2017 executed by Reliance Home Finance Limited in favor of Karda Constructions a Proprietorship Firm Through its Sole Proprietor Mr. Naresh Jagumal Karda

- h) Copy of Non-Agricultural Order vide letter no. Maha/Kaksha/3/5/Ru.K.Aa/SR/03/2018 dated 05/06/2018 issued by Collector, Nashik
- i) Copy of Commencement Certificate vide Certificate no. 3177/BLD/E-8/1356 dated 12/03/2018 issued by the Office of the Cantonment Board, Deolali
- j) Copy of 7/12 extract and 6D 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 favor 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 1992 to 2022 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	: - MH009506826202627E
Search Conducted Years	:-2014 to 2026
Name of the Advocate / Searcher	:-Adv. James M Kamble
Search Report Date	:-03/09/2026
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. Rajesh Gorakhnath Khanna and Mrs. Neeru Rajesh Khanna** are the owners of the plot and has a valid, clear, marketable and unencumbered title in respect of the property stated above and has absolute rights to sale the flat units.

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co borrower. 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 from Intending Borrower/s: -

1. Original Deed of Apartment Dated 06/07/2023 registered with the sub registrar office vide document serial no. NSN-2-7419/2023 dated 07/07/2023 executed by M/s. Bhakti Enterprises a Partnership Firm through partner Mr. Naresh Jagumal Karda in favor of Mr. Rajesh Gorakhnath Khanna and Mrs. Neeru Rajesh Khanna along with registration receipt and Index II.
2. Original Agreement for Sale Dated 24/07/2018 registered with the sub registrar office vide document serial no. NSN-2-4863-2018 Dated 24/07/2018 Executed by M/s. Bhakti

Enterprises a Partnership Firm through partner Mr. Naresh Jagumal Karda in favor of Mr. Rajesh Gorakhnath Khanna and Mrs. Neeru Rajesh Khanna along with registration receipt and Index II.

3. Original 7/12 extract of Plots.

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 Title and search report is issued only for ICICI Home Finance Company 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
Advocate
James M Kamble

Digitally signed by
KAMBLE JAMES
MADHUKAR
Date: 2026.09.03
14:01:12 +05'30'

SEARCH REPORT

I/We taken the search with the sub registrar offices through online Web portal vide receipt no MH009506826202627E dated 03/09/2026 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	Particular s of Transfer / Transacti ons	Description of the Property with its area	Name of Seller / Lesser	Name of Purchaser / Lessee	Regn. No. and Date	Remar k (if any)
2013	Sale Deed	Plot No. 12, admeasuring 342.20 square meters bearing Survey no. 99A/1 situated at Village Sansari, Taluka and District Nashik	Ms. Jagruti Paresh Mehata and Mr. Paresh Harilal Mehata	Ms. Anita Kamlesh Thakkar and Mr. Kamlesh D. Thakkar	NSN-2- 1812/2013 dated 27/02/2013	Nil
2013	Sale Deed	Plot No. 9, admeasuring 450.30 square meters	Aadarsh Rajnikant Kothari	M/s. Bhakti Enterprises, through its partner Mr.	NSN-2- 6032/2013 dated 28/06/2013	Nil

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)
		bearing Survey no. 99A/1 situated at Village Sansari, Taluka and District Nashik		Naresh Jagumal Karda		
2013	Sale Deed	Plot No. 10 , admeasuring 240.50 Square meters bearing Survey no. 99A/1 situated at Village Sansari, Taluka and District Nashik	Ms. Shipra Ashok Sardesai	M/s. Bhakti Enterprises, through its partner Mr. Naresh Jagumal Karda	NSN-2-5687/2013 dated 28/06/2013	Nil
2013	Sale Deed	Plot No. 03 , admeasuring 450.30 Square meters, Plot no. 04 area admeasuring 262.50 Sq. Meters, Plot no. 05 area admeasuring 362.25 Sq. Meters, Plot no. 07 area admeasuring 240.50 Sq. Meters and Plot no. 08 area admeasuring 297.00 Sq. Meters bearing Survey no.	Mr. Amit Rajnikant Kothari	M/s. Bhakti Enterprises, through its partner Mr. Naresh Jagumal Karda	NSN-2-6655/2013 dated 16/07/2013	

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)
		99A/1 situated at Village Sansari, Taluka and District Nashik				
2014	Mortgage Deed	Plot no.03,04,05,07,08 ,09 and 10 bearing Survey no. 99A/1 situated at Village Sansari, Taluka and District Nashik	Bhakti Enterprises, through partners, Shri Naresh Jagumlal Karda and Shri Shivkumar Radheshyam Sharma and others, Through Power of Attorney holder for Karda Constructions Pvt. Ltd., through its Director, Shri Pravin Murlidhar Jagtap	Reliance Home Finance Limited	NSN-2-5433/2014 Dated 01/07/2014	Nil
2014	Sale Deed	sold Plot No 13 area admeasuring 277.37 Sq. Meters bearing Survey no. 99A/1 situated at Village Sansari, Taluka and District Nashik	Mr. Adarsha Rajnikant Kothari	Bhakti Enterprises, through partners, Shri Naresh Jagumlal Karda through POA Holder Prem Jagumal Karda	NSN-2-6347/2014 dated 01/08/2014	Nil

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)
2014	Sale Deed	Plot No 11 area admeasuring 1905.80 Sq. Meters bearing Survey no. 99A/1 situated at Village Sansari, Taluka and District Nashik	Ms. Ramila Rajnikant Kothari	Bhakti Enterprises, through partners, Shri Naresh Jagumlal Karda through POA Holder Prem Jagumal Karda	NSN-2- 6346/2014 dated 01/08/2014	Nil
2015	Mortgage deed	Plot no. 03,04,05,07,08,09 and 10 bearing Survey no. 99A/1 situated at Village Sansari, Taluka and District Nashik	Bhakti Enterprises, through partners, Shri Naresh Jagumlal Karda and Shri Shivkumar Radheshyam Sharma and others, Through Power of Attorney holder for Karda Construction s Pvt. Ltd., through its Director, Shri Pravin Murlidhar Jagtap	Reliance Home Finance Limited	NSN-6- 3685/2015 dated 10/07/2015	Nil
2015	Sale Deed	Plot no. 12 admeasuring 342.20 square meters bearing Survey no. 99A/1	Ms. Anita Kamlesh Thakkar and Mr. Kamlesh D. Thakkar	M/s. Bhakti Enterprises, through its partner Mr. Naresh Jagumal Karda	NSN-2- 4782/2015 Dated 22/06/2015	Nil

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)
		situated at Village Sansari, Taluka and District Nashik				
2016	Nil	Nil	Nil	Nil	Nil	Nil
2017	Re - Conveyance deed	Plot no. 03,04,05,07,08 ,09 and 10 bearing Survey no. 99A/1 situated at Village Sansari, Taluka and District Nashik	Reliance Home Finance Limited	Bhakti Enterprises, through partners, Shri Naresh Jagumlal Karda and Shri Shivkumar Radheshyam Sharma and others, Through Power of Attorney holder for Karda Constructions Pvt. Ltd., through its Director, Shri Pravin Murlidhar Jagtap	NSN-2-6166/2017 Dated 26/09/2017	Nil
2017	Sale Deed	area admeasuring 33.52 square meter Out of 531.00 Sq. Meters bearing Survey no. 99A/1 situated at Village Sansari, Taluka and	Mr. Kiran Purushottam Moghe, Ms. Shipra Ashok Sardesai, Ms. Sandhya Vishwas Inamdar, and Mr. Kiran Janardan Mujumdar	Bhakti Enterprises through partners, Shri Naresh Jagumlal Karda through Special POA Holder Prem Jagumal karda	NSN-2-1093/2017 dated 28/02/2017	Nil

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)
		District Nashik				
2017	Sale Deed	area admeasuring 107.49 square meter Out of 531.00 Sq. Meters bearing Survey no. 99A/1 situated at Village Sansari, Taluka and District Nashik	Ms. Trupti Indramohan Dhingra Through Special POA Holder Makrand Dyaneshwar Chaudhari	Bhakti Enterprises through partners, Shri Naresh Jagumlal Karda through Special POA Holder karamchand Jagumal karda	NSN-2-1132/2017 dated 01/03/2017	Nil
2018	Deed of Declaration	“Hari Sagar” constructed on Plot Nos. 3, 4, 5, 7, 8, 9, 10, 11, 12, and 13 having area admeasuring 4828.72 Square Meters + 531 Square Meters bearing Survey no. 99A/1 situated at Village Sansari, Taluka and District Nashik	M/s. Bhakti Enterprises a Partnership Firm through partner Mr. Naresh Jagumal Karda	Nil	NSN-2-8412/2018 Dated 31/12/2018	Nil
2018	Agreement for sale	Flat No. E-102 (as per Booking Plan) and Flat No. C-2 (as per Sanction	M/s. Bhakti Enterprises a Partnership Firm through partner Mr. Naresh	Mr. Rajesh Gorakhnath Khanna and Mrs. Neeru Rajesh Khanna	NSN-2-4863-2018 Dated 24/07/2018	Nil

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)
		Plan) having Carpet area admeasuring 92.34 Sq. Meters i.e., 993.947 Sq. Feet situated in “E” Wing (as per Booking Plan) and “C” Wing (as per Sanction Plan) Situated on Stilt Floor in the building named as “Hari Sagar” constructed on Plot Nos. 3, 4, 5, 7, 8, 9, 10, 11, 12, and 13 having area admeasuring 4828.72 Square Meters + 531 Square Meters bearing Survey no. 99A/1 situated at Village Sansari, Taluka and District Nashik	Jagumal Karda			
2018	Notice of Intimation	Flat No. E-102 (as per Booking Plan) and Flat No. C-2 (as per	Mr. Rajesh Gorakhnath Khanna and Mrs. Neeru	HDFC Limited	NSN-4-3637/2018 Dated 28/08/2018	Nil

Year	Particulars of Transfer / Transactions	Description of the Property with its area	Name of Seller / Lesser	Name of Purchaser / Lessee	Regn. No. and Date	Remarks (if any)
		Sanction Plan) having Carpet area admeasuring 92.34 Sq. Meters i.e., 993.947 Sq. Feet situated in “E” Wing (as per Booking Plan) and “C” Wing (as per Sanction Plan) Situated on Stilt Floor in the building named as “Hari Sagar” constructed on Plot Nos. 3, 4, 5, 7, 8, 9, 10, 11, 12, and 13 having area admeasuring 4828.72 Square Meters + 531 Square Meters bearing Survey no. 99A/1 situated at Village Sansari, Taluka and District Nashik	Rajesh Khanna			
2019	Nil	Nil	Nil	Nil	Nil	Nil
2020	Nil	Nil	Nil	Nil	Nil	Nil
2021	Nil	Nil	Nil	Nil	Nil	Nil
2022	Nil	Nil	Nil	Nil	Nil	Nil

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)
2023	Deed of Apartment	Flat No. E-102 (as per Booking Plan) and Flat No. C-2 (as per Sanction Plan) having Carpet area admeasuring 92.34 Sq. Meters i.e., 993.947 Sq. Feet situated in “E” Wing (as per Booking Plan) and “C” Wing (as per Sanction Plan) Situated on Stilt Floor in the building named as “Hari Sagar” constructed on Plot Nos. 3, 4, 5, 7, 8, 9, 10, 11, 12, and 13 having area admeasuring 4828.72 Square Meters + 531 Square Meters bearing Survey no. 99A/1 situated at Village Sansari, Taluka and	M/s. Bhakti Enterprises a Partnership Firm through partner Mr. Naresh Jagumal Karda	Mr. Rajesh Gorakhnath Khanna and Mrs. Neeru Rajesh Khanna	NSN-2-7419/2023 Dated 07/07/2023	Nil

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)
		District Nashik				
2024	Nil	Nil	Nil	Nil	Nil	Nil
2025	Nil	Nil	Nil	Nil	Nil	Nil
2026	Nil	Nil	Nil	Nil	Nil	Nil

PLACE: Nashik
DATE: 03/09/2026

Yours Faithfully,

KAMBLE
JAMES
MADHUKAR

Digitally signed by
KAMBLE JAMES
MADHUKAR
Date: 2026.09.03
14:00:47 +05'30'

Advocate
James M Kamble