



CHALLAN
MTR Form Number-6



GRN	MH009852161202627U	BARCODE			Date	08/09/2026-15:44:35		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 NSK3_NASHIK 3 JOINT SUB REGISTRAR					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)					
					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.	00040572026090875268		CPAHFMXFG8	
Cheque/DD No.					Bank Date	RBI Date	08/09/2026-15:24:45		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 नमुद 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.: ICICIHFC/LSR/02/Sep/26

Date: 08/09/2026

Initiation Date: 07/09/2026

LAN No: 77000350281

To,
ICICI Home Finance Ltd.,
Nashik
Branch Name-Panchavati
Branch Code-10818

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of Mr. Yogesh Balasaheb Sonawane and Mrs. Suvarna Yogesh Sonawane.

PART I: PROPERTY DETAILS:

- | | | |
|---|---|-------------------------------|
| 1. Name of the Applicant/Borrower/s | : | Mr. Yogesh Balasaheb Sonawane |
| 2. Name of the Co-applicant/s: (if any) | : | Mrs. Suvarna Yogesh Sonawane |
| 3. Type of Loan | : | HL- Builder Purchase |
| 4. Purpose of Loan | : | HL- Builder Purchase |
| 5. Name of the Property Owner/s | : | Shreeraj Developers |
| 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. 02** having **Carpet area admeasuring 25.196 Sq. Meters + enclosed balcony area 4.575 Sq. Meters, + normal balcony area 9.735 Sq. Meters, situated on First Floor** in the building known as “**Shivtej**” constructed on **Plot No. 40** area admeasuring **area of 224.00 Sq. Meters,**(less area admeasuring 32.62 Sq. Meters

for road widening acquired by Nashik Municipal Corporation) thereby remaining area admeasuring 191.38 Sq. Meters **bearing Survey No. 7/1A/1/7/1A/2, situated at Village Makhamalabad, within the limits of Nashik Municipal Corporation Taluka and District Nashik** and same is bounded as under-

East	West	North	South
Flat No. 1, Staircase, Passage, Duct and Lift	Building open space	Plot No. 41	Building open space

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 Shreeraj Developers, a Partnership Firm through partners Mr. Pradiplal Subhashlal Burad and Mr. Vinay Ashokrao Mogal, in favor of Mr. Yogesh Balasaheb Sonawane and Mrs. Suvarna Yogesh Sonawane
2. Copy of commencement certificate vide Certificate no. NMCB/B/2025/APL/20453 dated 28/06/2025, issued by Nashik Municipal Corporation
3. Copy of Sale Deed Dated 19/04/2025 registered with sub registrar office vide document serial no. NSN-6-4130/2025 Dated 19/04/2025 executed by Mr. Devidas Gangadhar Ushir in favor of Shreeraj Developers, a Partnership Firm through partners Mr. Pradiplal Subhashlal Burad and Mr. Vinay Ashokrao Mogal
4. Copy of Non Agricultural order vide letter no. Maha/Kaksha-3/NASR/557/1993 Dated 03/05/1995 issued by Collector, Office in favor of Mr. Prabhakar Bhau Pingle and Others
5. Copy of Layout Order vide letter no. Outward no./Nagarrachana Dept./Final/94/1185 Dated 28/05/1998 issued by Assistant Director, Town Planning, Nashik Municipal Corporation
6. Copy of Sale Deed Dated 06/03/2004 registered with sub registrar office vide document serial no. NSN-3-1358/2004 Dated 06/03/2004 executed by Mr. Baburao Krushnaji Dongre in favor of Mr. Devidas Gangadhar Ushir
7. Copy of Sale Deed Dated 18/12/1995 registered with sub registrar office vide document serial no. NSN-2-6032/1995 Dated 19/12/1995 executed by Mr. Prabhakar Bhau Pingle and Mr. Bhaskar Bhau Pingle, through General Power of Attorney holder Mr. Devidas Anandrao Pingle in favor of Mr. Baburao Krushnaji Dongre
8. Copy of 7/12 Extract and 6D Mutation Entry

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

1. It is observed that, Plot No. 40, admeasuring 224.00 Sq. Meters bearing **Survey No. 7/1A/1/7/1A/2** was owned and possessed by Mr. Prabhakar Bhau Pingle and Mr. Bhaskar Bhau Pingle since 1995.
2. It is observed that Mr. Prabhakar Bhau Pingle and Others 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/Kaksha-3/NASR/557/1993 Dated 03/05/1995, Further Mr. Prabhakar Bhau Pingle and Others had prepared the layout on the said land and has obtained the layout order from Assistant Director, Town Planning Department, Nashik Municipal Corporation, Nashik vide letter no Outward no./Nagarrachana Dept./Final/94/1185 Dated 28/05/1998. 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 Plot No. 40 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

3. It is observed that Mr. Prabhakar Bhau Pingle and Mr. Bhaskar Bhau Pingle, through General Power of Attorney holder Mr. Devidas Anandrao Pingle has sold Plot No. 40, admeasuring 224.00 Sq. Meters bearing **Survey No. 7/1A/1/7/1A/2** to Mr. Baburao Krushnaji Dongre by way Sale Deed dated 18/12/1995 and the said deed is duly registered with the sub registrar office vide document serial NSN-2-6032/1995 Dated 19/12/1995. Basis of the said sale deed the name of the purchaser Mr. Baburao Krushnaji Dongre has been mutated with the revenue record vide Mutation Entry No. 12705 dated 14/02/1996
4. It is observed that Mr. Baburao Krushnaji Dongre has sold Plot No. 40, admeasuring 224.00 Sq. Meters bearing **Survey No. 7/1A/1/7/1A/2** to Mr. Devidas Gangadhar Ushir by way Sale Deed dated 06/03/2004 and the said deed is duly registered with the sub registrar office vide document serial NSN-3-1358/2004 Dated 06/03/2004. Basis of the said sale deed the name of the purchaser Mr. Devidas Gangadhar Ushir has been mutated with the revenue record vide Mutation Entry No. 17919 dated 19/04/2004
5. It is observed that Mr. Devidas Gangadhar Ushir has sold **Plot No. 40** area admeasuring **area of 224.00 Sq. Meters**, (less area admeasuring 32.62 Sq. Meters for road widening acquired by Nashik Municipal Corporation) thereby remaining area admeasuring 191.38 Sq. Meters to Shreeraj Developers, a Partnership Firm through partners Mr. Pradiplal Subhashlal Burad and Mr. Vinay Ashokrao Mogal by way Sale Deed dated 19/04/2025 and the said deed is duly registered with the sub registrar office vide document serial NSN-6-4130/2025 Dated 19/04/2025. Basis of the said sale deed the name of the purchaser Shreeraj Developers has been mutated with the revenue record vide Mutation Entry No. 54413 dated 22/04/2025
6. It is observed that Shreeraj Developers, a Partnership Firm through partners Mr. Pradiplal Subhashlal Burad and Mr. Vinay Ashokrao Mogal has prepared the building plan for the construction and submitted the plan for approval with Nashik Municipal Corporation. The said plan has been approved by Nashik Municipal Corporation and has issued the commencement certificate vide letter no NMCB/B/2025/APL/20453 dated 28/06/2025
7. It is observed that Shreeraj Developers, a Partnership Firm through partners Mr. Pradiplal Subhashlal Burad and Mr. Vinay Ashokrao Mogal intend to purchase the **Flat No. 02 having Carpet area admeasuring 25.196 Sq. Meters + enclosed balcony area 4.575 Sq. Meters, + normal balcony area 9.735 Sq. Meters, situated on First Floor** in the building known as “Shivtej” constructed on **Plot No. 40** area admeasuring **area of 224.00 Sq. Meters**, (less area admeasuring 32.62 Sq. Meters for road widening acquired by Nashik Municipal Corporation) thereby remaining area admeasuring 191.38 Sq. Meters **bearing Survey No. 7/1A/1/7/1A/2, situated at Village Makhamalabad, within the**

limits of Nashik Municipal Corporation Taluka and District Nashik from Mr. Yogesh Balasaheb Sonawane and Mrs. Suvarna Yogesh Sonawane 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 Shreeraj Developers, a Partnership Firm through partners Mr. Pradiplal Subhashlal Burad and Mr. Vinay Ashokrao Mogal, in favor of Mr. Yogesh Balasaheb Sonawane and Mrs. Suvarna Yogesh Sonawane
2. Copy of commencement certificate vide Certificate no. NMCB/B/2025/APL/20453 dated 28/06/2025, issued by Nashik Municipal Corporation
3. Copy of Sale Deed Dated 19/04/2025 registered with sub registrar office vide document serial no. NSN-6-4130/2025 Dated 19/04/2025 executed by Mr. Devidas Gangadhar Ushir in favor of Shreeraj Developers, a Partnership Firm through partners Mr. Pradiplal Subhashlal Burad and Mr. Vinay Ashokrao Mogal
4. Copy of Non Agricultural order vide letter no. Maha/Kaksha-3/NASR/557/1993 Dated 03/05/1995 issued by Collector, Office in favor of Mr. Prabhakar Bhau Pingle and Others
5. Copy of Layout Order vide letter no. Outward no./Nagarrachana Dept./Final/94/1185 Dated 28/05/1998 issued by Assistant Director, Town Planning, Nashik Municipal Corporation
6. Copy of Sale Deed Dated 06/03/2004 registered with sub registrar office vide document serial no. NSN-3-1358/2004 Dated 06/03/2004 executed by Mr. Baburao Krushnaji Dongre in favor of Mr. Devidas Gangadhar Ushir
7. Copy of Sale Deed Dated 18/12/1995 registered with sub registrar office vide document serial no. NSN-2-6032/1995 Dated 19/12/1995 executed by Mr. Prabhakar Bhau Pingle and Mr. Bhaskar Bhau Pingle, through General Power of Attorney holder Mr. Devidas Anandrao Pingle in favor of Mr. Baburao Krushnaji Dongre
8. Copy of 7/12 Extract and 6D Mutation Entry

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. Maha/Kaksha-3/NASR/557/1993 Dated 03/05/1995 issued by Collector, Nashik**
- 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	: MH009852161202627U
Search Conducted Years	: -2013 to 2026
Name of the Advocate / Searcher	: -Adv. James M Kamble
Search Report Date	: -08/09/2026
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. Yogesh Balasaheb Sonawane and Mrs. Suvarna Yogesh Sonawane** have a valid, clear, marketable and unencumbered title in respect of the property stated above **subject to execution and registration of Agreement to Sale.**

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co borrower **Mr. Yogesh Balasaheb Sonawane and Mrs. Suvarna Yogesh Sonawane.** 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 to Sale executed by Shreeraj Developers, a Partnership Firm through partners Mr. Pradiplal Subhashlal Burad and Mr. Vinay Ashokrao Mogal, in favor of Mr. Yogesh Balasaheb Sonawane and Mrs. Suvarna Yogesh Sonawane along with registration receipt ad index II.
2. Original NOC for Mortgage issued by Shreeraj Developers in favor of ICICI Home Finance Ltd.
3. Original/Digitally signed 7/12 Extract of Plot.

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

1. Copy of Index II of Notice of intimation executed by Mr. Yogesh Balasaheb Sonawane and Mrs. Suvarna Yogesh Sonawane in favor of ICICI Home Finance Company Ltd.
2. Copy of Memorandum of Deposition of Title Deed

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 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

Digitally signed by
KAMBLE JAMES
MADHUKAR
Date: 2026.09.08
15:58:38 +05'30'

**Advocate
James M Kamble**

Search Report

I/We have visited the office of the Sub-Registrar at Nashik through online web portal on 08/09/2026 vide Search Receipt No. MH009852161202627U to verify that the original title deed(s) related to the property/ies as detailed hereunder are in conformity with the records of the Sub-Registrar Office (SRO):

Year	Particulars of Transfer / Transactions	Description of the Property with it's area	Name of Seller / Lesser	Name of Purchaser / Lessee	Regn. No. and Date	Remark (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
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
2023	Nil	Nil	Nil	Nil	Nil	Nil
2024	Nil	Nil	Nil	Nil	Nil	Nil
2025	Sale Deed	Plot No. 40 area admeasuring area of 224.00 Sq. Meters, (less area admeasuring 32.62 Sq. Meters for road widening acquired by Nashik Municipal Corporation) thereby remaining area admeasuring 191.38 Sq. Meters	Mr. Devidas Gangadhar Ushir	Shreeraj Developers, a Partnership Firm through partners Mr. Pradiplal Subhashlal Burad and Mr. Vinay Ashokrao Mogal	NSN-6-4130/2025 Dated 19/04/2025	Nil
2026	Nil	Nil	Nil	Nil	Nil	Nil

PLACE: Nashik
DATE: 08/09/2026

KAMBLE
JAMES
MADHUKAR

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KAMBLE JAMES
MADHUKAR
Date: 2026.09.08
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ADVOCATE
James M Kamble