



CHALLAN
MTR Form Number-6



GRN MH007020629202627P		BARCODE 		Date 24/07/2026-13:54:45		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Search Fee Other Items				TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name		Vinay Manohar Linge	
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 SBIEPAY PAYMENT GATEWAY				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	10000502026072404148	1215216912345
Cheque/DD No.				Bank Date	RBI Date	24/07/2026-13:55:27	Not Verified with RBI
Name of Bank				Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID : 101967536

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : XXXXXX4993

सदर चलन "ट्राइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Vinay M. Linge

Advocate
Civil Lines, Chandrapur
Phone No. (07172-252617)
Mob No. 9325304993

APP NO. 10308680 (77000327450, 77000327451)

Date : 24/07/2026

To,
ICICI Home Finance Limited
Branch Chandrapur.

TITLE VERIFICATION & SEARCH REPORT

Dear Sir/Madam,

On the basis of relevant documents submitted by **ICICI Home Finance Ltd., Chandrapur** for the purpose of verification Search of Title in respect of the property described below. I, the undersigned Advocate, do hereby submit my Verification & Search Report about the title in respect of the same.

SCHEDULE OF PROPERTY: All that Piece and Parcel of land area 114.30 Sq. Mtr of Plot No. 4 out of Survey No. 285/2 (Old Survey No. 200/6 & 201/6) & Construction thereon, situated at Mouza Khanji, P.H. No. 16, within the Jurisdiction of M.C. Warora bearing Malmatta No. 474, Tah. Warora & Dist Chandrapur.

Bounded as under:

East	Road
West	Plot owned by Shri. Madavi
North	House of Shri. Choudhary
South	House of Shri. Jaiswal

That I have taken search by inspecting the index Registers for a period of 13 years, i.e. 2013 to 2025 in the office of Sub-Registrar **Warora**, I have also perused document placed before me.

(HISTORY OF TITLE)

- | | |
|---|--|
| 1 | That, All that Piece and Parcel of land area 2479.72 Sq. Mtr out of total land 1.58 HR of Survey No. 200/6 & 201/6, situated at Mouza Khanji, P.H. No. 16, within the Jurisdiction of M.C. Warora, Tah. Warora & Dist Chandrapur was Originally owned by Shri. Gajanan Krupa Gruh Nirman Sanstha Warora through Maroti Bansiji Burile, Babulal Dagaji Choudhari, Motiram Bansiji Burile, Malabai Motiram Burile & Indirabai Maroti Burile |
| 2 | That, Shri. Gajanan Krupa Gruh Nirman Sanstha Warora through Maroti Bansiji Burile, Babulal Dagaji Choudhari, Motiram Bansiji Burile, Malabai Motiram Burile & Indirabai Maroti Burile executed Registered Sale Deed in respect of land area 2479.72 Sq. Mtr out of total land 1.58 HR of Survey No. 200/6 & 201/6, situated at Mouza Khanji, P.H. No. 16, within the Jurisdiction of M.C. Warora, Tah. Warora & Dist Chandrapur in favor of Bhaurao Ramji Kamdi, Tanba Laxman Zade, Ajabrao Kisanji Choudhari, Sonabai Tanbaji Zade, Namdeo Sadhuji Mungale, Shamrao Raghunath Lohkare, Gopalrao Raghunath Lohkare, Sambhaji Raghunath Lohkare, Chabutai Dadaji Khadke, Bandu Dadaji Khadke & Bhagwan Dadaji Khadke vide registered document bearing No. 376/1987, dt. 18/08/1987. And land area 114.30 Sq. Mtr. was duly mutated in Revenue record vide ferfar No. 5996, Dt. 06/06/2018. |
| 3 | Thereafter, Gopalrao Raghunath Lohakare applied for the Regularization of land area 114.30 Sq. Mtr out of total land 1.58 HR of Survey No. 200/6 & 201/6, situated at Mouza Khanji, P.H. No. 16, within the Jurisdiction of M.C. Warora, Tah. Warora & Dist Chandrapur |

	before the SDO Warora and accordingly SDO Warora regularized the illegal construction on the above mentioned land vide order passed in Revenue case No. 45/NAP-36/2017-2018, Dt. 22/12/2017.
4	That, Gopalrao Raghunath Lohakare executed Registered Gift Deed in respect of land area 114.30 Sq. Mtr of Plot No. 4 out of Survey No. 285/2 (Old Survey No. 200/6 & 201/6) & Construction thereon, situated at Mouza Khanji, P.H. No. 16, within the Jurisdiction of M.C. Warora bearing Malmatta No. 474, Tah. Warora & Dist Chandrapur in favor of Parshuram Gopalrao Lohakare vide registered document bearing No. 1868/2018, dt. 25/06/2018.
5	Whereas the name of the present owner has been duly muted in the revenue records.

It is pertinent to note that the present owner is having full ownership over the plot with approved sub-division and therefore the property can be mortgage strictly as per the policy of bank.

That since the Inspector General of Registration and Controller of Stamp had issued circular, dated 12/07/2021, wherein the embargo has been levied upon the sale-purchase transaction of plot wherein the Sub-Division has been granted by the Competent Authority. Hence this report is strictly subject to the adherence as per the policy of ICICI Home Finance Ltd.

- From the perusal of all Xerox documents submitted and perusal thereof, I am of the opinion that **Parshuram Gopalrao Lohakare** is the owner of the scheduled of property and he has valid, clear and marketable title over the scheduled property.
- That I verified all relevant Index entries from the book and record kept and maintained in the office of Registrar and Sub-Registrar **Chandrapur** by depositing Rs. 325/- vide Receipt No. GRN - MH007020629202627P, dated 24/07/2026
- That during the course of my inspection, I did not come across to entry as to encumbrance and charges over the said property, the schedule of property is free from all sort of encumbrance, charges, lien, etc. and the owners are having clear, valid and marketable title over the scheduled property.
- That it is needless to mention here that the property can be mortgage with a financial institution by way of security for repayment of loan, if any advance to the owners.
- That it is needless to mention here that the ICICI Home Finance Ltd. must verify the all original documents in respect of the schedule property before disbursement of loan amount and hence this report is strictly to original documents verification by the ICICI Home Finance Ltd.

DOCUMENTS PERUSED:

1. **Original:** Registered Gift Deed Doc. No. 1868/2018, dt. 25/06/2018.
2. **Photocopy:** Registered Sale Deed Doc. No. 376/1987, dt. 18/08/1987.
3. **Photocopy:** N.A. Order, dt. 22/12/2017.
4. **Online/True copy:** Latest 7/12 Extract.
5. **Online/True copy:** Ferfar Panji, dt. 24/07/2026.
6. **Original:** Latest Tax-Payment Receipt.
7. **Original:** Latest Notice of Intimation to SRO Maregaon executed by **Parshuram Gopalrao Lohakare** & others in favor of ICICI Home Finance Limited.

Hence, this report of Search & Verification of Title.

Chandrapur

Date: 13/05/2026

VINAY
MANOHAR
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VINAY MANOHAR
LINGE
Date: 2026.08.24
15:59:46 +05'30'

Adv. Vinay M. Linge

Vinay M. Linge

Advocate
Civil Lines, Chandrapur
Phone No. (07172-252617)
Mob No. 9325304993

APP NO. 10308680 (77000327450, 77000327451)

Date : 24/07/2026

TITLE SEARCH CUM LEGAL SCRUTINY REPORT

To,
ICICI Home Finance Limited
Branch Chandrapur.

Dear Sir/Madam,

Subject : Legal Scrutiny Report in respect of the file of Praful Parshuram Lohakare

As desired by you, I am furnishing hereunder the Legal Scrutiny Report with Title Search in respect of the property (Described in Part - I hereto).

PART - I: PROPERTY DETAILS:

- 1. Name of Applicant/Borrower/s: Praful Parshuram Lohakare**
- 2. Name of the Co-applicant/s :(if any): Parshuram Gopal Lohakare,Kamala Parshuram Lohakare,Lohkare Shankar Parshuram**
- 3. Type of Loan: Regular Non Home Loan-Fresh**
- 4. Purpose of Loan: LAP Residential**
- 5. Name of the Property Owner: Parshuram Gopalrao Lohakare**
- 6. Description of Property (with Boundaries):** All that Piece and Parcel of land area 114.30 Sq. Mtr of Plot No. 4 out of Survey No. 285/2 (Old Survey No. 200/6 & 201/6) & Construction thereon, situated at Mouza Khanji, P.H. No. 16, within the Jurisdiction of M.C. Warora bearing Malmatta No. 474, Tah. Warora & Dist Chandrapur.

7. Bounded as under:

East	Road
West	Plot owned by Shri. Madavi
North	House of Shri. Choudhary
South	House of Shri. Jaiswal

- 8. Nature /Status of the Property: Non-Agricultural**
- 9. Type of Property: Self-Acquired/Purchased**

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

Sr. No.	Original/ Photocopy	Dated/Doc. No.	Issued/executed by/Between	In Favor of
1	Photocopy	Registered Gift Deed Doc. No. 1868/2018, dt. 25/06/2018	Gopalrao Raghunath Lohakare	Parshuram Gopalrao Lohakare
2	Photocopy	N.A. Order, dt. 22/12/2017	M.C. Warora	

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

1	That, All that Piece and Parcel of land area 2479.72 Sq. Mtr out of total land 1.58 HR of Survey No. 200/6 & 201/6, situated at Mouza Khanji, P.H. No. 16, within the Jurisdiction of M.C. Warora, Tah. Warora & Dist Chandrapur was Originally owned by Shri. Gajanan Krupa Gruh Nirman Sanstha Warora through Maroti Bansiji Burile, Babulal Dagaji Choudhari, Motiram Bansiji Burile, Malabai Motiram Burile & Indirabai Maroti Burile
2	That, Shri. Gajanan Krupa Gruh Nirman Sanstha Warora through Maroti Bansiji Burile, Babulal Dagaji Choudhari, Motiram Bansiji Burile, Malabai Motiram Burile & Indirabai Maroti Burile executed Registered Sale Deed in respect of land area 2479.72 Sq. Mtr out of total land 1.58 HR of Survey No. 200/6 & 201/6, situated at Mouza Khanji, P.H. No. 16, within the Jurisdiction of M.C. Warora, Tah. Warora & Dist Chandrapur in favor of Bhaurao Ramji Kamdi, Tanba Laxman Zade, Ajabrao Kisanji Choudhari, Sonabai Tanbaji Zade, Namdeo Sadhuji Mungale, Shamrao Raghunath Lohkare, Gopalrao Raghunath Lohkare, Sambhaji Raghunath Lohkare, Chabutai Dadaji Khadke, Bandu Dadaji Khadke & Bhagwan Dadaji Khadke vide registered document bearing No. 376/1987, dt. 18/08/1987. And land area 114.30 Sq. Mtr. was duly mutated in Revenue record vide ferfar No. 5996, Dt. 06/06/2018.
3	Thereafter, Gopalrao Raghunath Lohakare applied for the Regularization of land area 114.30 Sq. Mtr out of total land 1.58 HR of Survey No. 200/6 & 201/6, situated at Mouza Khanji, P.H. No. 16, within the Jurisdiction of M.C. Warora, Tah. Warora & Dist Chandrapur before the SDO Warora and accordingly SDO Warora regularized the illegal construction on the above mentioned land vide order passed in Revenue case No. 45/NAP-36/2017-2018, Dt. 22/12/2017.
4	That, Gopalrao Raghunath Lohakare executed Registered Gift Deed in respect of land area 114.30 Sq. Mtr of Plot No. 4 out of Survey No. 285/2 (Old Survey No. 200/6 & 201/6) & Construction thereon, situated at Mouza Khanji, P.H. No. 16, within the Jurisdiction of M.C. Warora bearing Malmatta No. 474, Tah. Warora & Dist Chandrapur in favor of Parshuram Gopalrao Lohakare vide registered document bearing No. 1868/2018, dt. 25/06/2018.
5	Whereas the name of the present owner has been duly muted in the revenue records.

PART IV: EVIDENCE OF THE TITLE PROPERTY:

Sr. No.	Original/ Photocopy	Dated	Issued/Executed by	In Favor of
1	Original	Registered Gift Deed Doc. No. 1868/2018, dt. 25/06/2018	Gopalrao Raghunath Lohakare	Parshuram Gopalrao Lohakare
2	Photocopy	Registered Sale Deed Doc. No. 376/1987, dt. 18/08/1987	Shri. Gajanan Krupa Gruh Nirman Sanstha Warora through Maroti Bansiji	Parshuram Gopalrao Lohakare & others

			Burile & others	
3	Original	N.A. Order, dt. 22/12/2017	M.C. Warora	
4	Online / True copy	Latest 7/12 Extract		
5	Original	Latest Tax-Payment Receipt		
6	Original	Notice of Intimation to SRO Warora	Parshuram Gopalrao Lohakare	ICICI Home Finance Limited

PART - V : OTHER PROVISIONS :

5.1	Whether provisions of Urban Land Ceiling Act are applicable?	No
5.2	Whether property/ies 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?	Yes
5.6	Whether all original documents for last 13/30 years have been scrutinized; if not give reasons?	Yes
5.7	Whether required documents are available for creating mortgage?	Yes
5.8	Whether all previous owners of the property had the right and competency to transfer the property?	Yes
5.9	Whether the proposed mortgage by deposit of the 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 is Joint Family Property?	No
5.13	Whether SARFAESI Act applicable?	Yes
5.14	Is the land/property/flat is subject to any reservation/acquisition/requisition?	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?	No

5.17	Whether POA as recorded in 5.15 is registered?	No
5.18	Whether any prior permission/NOC/consent required from 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? Search Report Details : SRO Warora Search Conducted Years : 13 Yrs (Period 2013-2025) Name of the Advocate/Searcher : Adv. Vinay M. Linge Search report Date :24/07/2026 Note: E-CHHALAN NO. MH007020629202627P	No
5.21	Whether EC is obtained? 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 **Parshuram Gopalrao Lohakare** has/would derive a valid, clear, marketable and unencumbered title in the property stated above.

The mortgage created will be available to ICICI HFC for the liability of the intending Borrower/Co-borrower **Parshuram Gopalrao Lohakare**.

Following documents needs to be submitted prior to disbursement of loan at the time of disbursement of the loan: -

1. **Original**: Registered Gift Deed Doc. No. 1868/2018, dt. 25/06/2018.
2. **Photocopy**: Registered Sale Deed Doc. No. 376/1987, dt. 18/08/1987.
3. **Photocopy**: N.A. Order, dt. 22/12/2017.
4. **Online/True copy**: Latest 7/12 Extract.
5. **Online/True copy**: Ferfar Panji, dt. 24/07/2026.
6. **Original**: Latest Tax-Payment Receipt.
7. **Original**: Latest Notice of Intimation to SRO Maregaon executed by **Parshuram**

Gopalrao Lohakare & others in favor of ICICI Home Finance Limited.

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

REMARKS (if any) :-

**Chandrapur
Dt. 24/07/2026**

VINAY
MANOHAR
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MANOHAR LINGE
Date: 2026.08.24 15:59:07
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**Yours Faithfully,
Adv. Vinay M. Linge**

**Title Search Report
(YEAR WISE SEARCH DETAILS)**

Dear Sir/Madam,

As per your instruction I have carried out online search in respect of the above-mentioned property for the last 13 years (i.e. from year 2013 to 2026) through the web portal www.igrmaharashtra.gov.in maintained by Department of Registration and Stamp Government of Maharashtra and I Found the following entries during the course of online/Physical search

2014 - NIL

2015 - NIL

2016 - NIL

2017 - NIL

2018 - Registered Gift Deed Doc. No. 1868/2018, dt. 25/06/2018

2019 - NIL

2020 - NIL

2021 - NIL

2022 - NIL

2023 - NIL.

2024 - NIL.

2025 - NIL

2026 - NIL

Note: Thirteen years search (i.e. from year 2013 to 2026) for above mentioned property is carried out by me through website www.igrmaharashtra.gov.in maintained by Department of Registration and Stamp Government of Maharashtra and no adverse entry is found.

**Chandrapur
Dt: 24/07/2026**

VINAY
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Date: 2026.08.24
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**Vinay Manohar Linge
Advocate**