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New CBS, Nashik -422 002

APP No.7792155948

Date – 16.09.2026

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

Dear Sir/ Madam,

Legal Scrutiny Report in respect of the file of **Mr. Shameem Ahmed Zameer Ahmed Khan and Rukshana Khatun Shameem Ahmed Khan**

Name of the Title Holder :- Mr. Shameem Ahmed Zameer Ahmed Khan and Rukshana Khatun Shameem Ahmed Khan

PART I: PROPERTY DETAILS:

1. Name of the Applicant / Borrower/s

Mr. Shameem Ahmed Zameer Ahmed Khan

2. Name of the Co- Applicant/s (if any)- Rukshana Khatun Shameem Ahmed Khan

3. Type of Loan :- Residential Loan

4. Purpose of Loan :- Loan Against Property

5. Name of the Property Owner/s

Mr. Shameem Ahmed Zameer Ahmed Khan and Rukshana Khatun Shameem Ahmed Khan

6. Description of the Property

A] All that piece and parcel of N.A. land bearing **Plot No. 11 to 13** admeasuring area 2433.36 Sq. Mtrs. out of **Gat No. 102** having CTS No. 4482 situated at village **Chunchale**, Tal. & Dist. Nashik within the limits of Nashik Municipal Corporation Nashik which is bounded as under

East	-	4.5 Mtrs. Colony Road
West	-	9 Mtrs. Colony Road
South	-	Plot No. 10
North	-	Plot No. 14

B] All that piece and parcel of constructed premises bearing **Row House No. 10** admeasuring area 30.20 Sq. Mtrs. having Plotted area adm. 30.20 Sq. Mtrs. in the building known as **Radhahal Co. Op. Housing Society Ltd. Nashik** constructed upon **Plot No. 12** the property which is bounded as under

East	-	Row House No. 03
West	-	Colony Road
South	-	Row House No. 09
North	-	Row House No. 11

7. Nature / Status of the Property :- Freehold

8. Type of Property :- Constructed Premises (Commercial)

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

1. Xerox copy of Transfer Deed with respect to **Row House No. 10** in the building known as **Radhahal Co. Op. Housing Society Ltd. Nashik** executed by Mr. Krushnamurari Harishankar Yadav in favour of Mr. Shameem Ahmed Zameer Ahmed Chaudhari and Mrs. Rukshana Khatun Shameem Ahmed Chaudhari, registered in the office of Sub-Registrar Nashik-4 at Sr. No. 3747 on 19.04.2018.
2. Xerox copy of Agreement to Sale with respect to **Row House No. 10** in the building known as **Radhahal Co. Op. Housing Society Ltd. Nashik** executed by Mr. Krushnamurari Harishankar Yadav in favour of Mr. Shameem Ahmed Zameer Ahmed Chaudhari and Mrs. Rukshana Khatun Shameem Ahmed Chaudhari, registered in the office of Sub-Registrar Nashik-4 at Sr. No. 8954 on 27.12.2017.
3. Xerox copy of Transfer Deed/ Sale Deed with respect to **Row House No. 10** in the building known as **Radhahal Co. Op. Housing Society Ltd. Nashik** executed by Radhahal Co. Op. Housing Society Ltd. Nashik through Chairman Mr. Yashvant Shankar Pawar in favour of Late Harishankar Kangal Yadav through legal heirs Mr. Krushnamurari Harishankar Yadav registered in the office of Sub-Registrar Nashik-4 at Sr. No. 2140 on 19.03.2016.
4. Xerox copy of Agreement to Sale with respect to **Row House No. 10** executed by Jadhav Builders Proprietary Firm through Prop.

Mr. Madhukar Bhagirath Jadhav in favour of Mr. Harishankar Kangal Yadav, registered in the office of Sub-Registrar Nashik-1 at Sr. No. 4443 on 28.04.1999.

4. Xerox copy of Final Conveyance Deed with respect to **Plot No. 11, 12 and 13** executed by Mr. Ramnath Budhmal Mundada and others through GPA holder Jadhav Builders Proprietary Firm through Prop. Mr. Madhukar Bhagirath Jadhav with consent of Jadhav Builders Proprietary Firm through Prop. Mr. Madhukar Bhagirath Jadhav in favour of Radhahal Co. Op. Housing Society Ltd. Nashik through Chairman Mr. Yashvant Shankararao Pawar, registered in the office of Sub-Registrar Nashik-4 at Sr. No. 5994 on 09.11.2006. in which name of Mr. Harishankar Kangal Yadav shown in the list at Sr. No. 22.
5. N.A. order given by Collector Nashik vide his order No. Maha/Kaksh-3/ N.A. P. No./ 18/99, dtd. 12.03.1999.
6. Xerox copy of Share Certificate No. 22 Shares No. 106 to 110 are allotted by society to Harishankar Kangal Yadav on 05.11.2006. transferred in the name of Mr. Shameem Ahmed Zameer Ahmed Khan and Rukshana Khatun Shameem Ahmed Khan on 19.04.2018.
7. Xerox copy of Society Registration Certificate issued by Co. Op. Registrar Nashik bearing No. NSK/NSK/ HSG/(TC)/ 4305/2003, dtd. 27.03.2003.
8. Sanction of building permit and commencement certificate given by Nashik Municipal Corporation Nashik vide permission No. LND/BP/140/311, dtd. 13.04.1999.
9. Xerox copy of Occupancy/ Completion Certificate given by Nashik Municipal Corporation Nashik vide outward letter No. Nagararachana /3015, dtd. 08.09.1999.
10. 7/12 extract of Gat No. 102/Plot/12 dtd. 16.09.2026 name of Chairman Radhahal Co. Op. Housing Society Ltd. Nashik is shown as owner and possessor and name of Mr. Shameem Ahmed Zameer Ahmed Khan and Rukshana Khatun Shameem Ahmed Khan are shown as owner of Row House No. 10, no adverse entries are seen in other rights column against subject property.
11. Relevant mutation entries.

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

1. It seen from revenue record that Gat No. 102 was owned by Shantabai Budhmal Mundada prior to 1975
2. M.E. No. 767 dtd. 01.03.1975 shows that as application by Shantabai Budhmal Mundada name of Mr. Ramnath Budhmal Mundada and Chandrakishor Budhmal Mundada recorded by way of partition.
3. M.E. No. 3293 dtd. 21.03.1998 shows that Mr. Ramnath Budhmal Mundada and Chandrakishor Budhmal Mundada given an application and recorded name of Chandulal Budhmal Mundada, Akshay Chandulal Mundala, Yogesh Ramnath Mundada, Prashant Ramnath Mundada, Rupesh Chandrakishor Mundada.
4. M.E. No. 3578 dtd. 15.03.1999 shows that N.A. order given by Collector Nashik vide his order No. Maha/ Kaksh-3/ N.A. P. No./ 18/99 dtd. 12.3.99 for area measuring 21717 of Gat No. 102 and also Layout approved and sanctioned by Asst. Director Town Planning Municipal Corporation Nashik vide order No. Nagar Rachana Vibhag/ Final/ 382/6641, dtd. 17.3.1999 and in all 1 to 22 plots came in to existence and 7/12 extracts separated plotwise and plots shown in the name of Mr. Ramnath Budhmal Mundada, Chandrakishor Budhmal Mundada, Chandulal Budhmal Mundada, Akshay Chandulal Mundala, Yogesh Ramnath Mundada, Prashant Ramnath Mundada, Rupesh Chandrakishor Mundada.
5. It is seen from the record that Mr. Ramnath Budhmal Mundada and others executed Development Agreement and GPA with respect to **Plot No. 11, 12 and 13** in favour of Jadhav Builders Proprietary Firm through Prop. Mr. Madhukar Bhagirath Jadhav said both document registered in the office of Sub-Registrar Nashik at Sr. No. 9237 and 9238 respectively on 06.11.1998.
6. Plot owner through GPA obtained building permission from Nashik Municipal Corporation Nashik and completed construction and obtained Occupancy Certificate from Nashik Municipal Corporation Nashik.
7. Mr. Harishankar Kangal Yadav agreed to Purchased **Row House No. 10** from Jadhav Builders Proprietary Firm through Prop. Mr. Madhukar Bhagirath Jadhav by way of Agreement to Sale registered in the office of Sub-Registrar Nashik-1 at Sr. No. 4443 on 28.04.1999.

8. It is seen from record that all unit holder established society in the name of as Radhahal Co. Op. Housing Society Ltd. Nashik Society Registration Certificate issued by Co. Op. Registrar Nashik bearing No. NSK/NSK/ HSG/(TC)/ 4305/2003, dtd. 27.03.2003.
9. It is seen from the record that Harishankar Kangal Yadav died on 21.02.2015 leaving behind legal heirs Mr. Krushnamurari Harishankar Yadav.
10. M.E. No. 6775 dtd. 23.03.2007 shows that Mr. Ramnath Budhmal Mundada and others through GPA holder Jadhav Builders Proprietary Firm through Prop. Mr. Madhukar Bhagirath Jadhav with consent of Jadhav Builders Proprietary Firm through Prop. Mr. Madhukar Bhagirath Jadhav executed Final Conveyance Deed with respect to **Plot No. 11, 12 and 13** in favour of Radhahal Co. Op. Housing Society Ltd. Nashik through Chairman Mr. Yashvant Shankararao Pawar, registered in the office of Sub-Registrar Nashik-4 at Sr. No. 5994 on 09.11.2006.
11. M.E. No. 15336 dtd. 20.07.2016 shows that Radhahal Co. Op. Housing Society Ltd. Nashik through Chairman Mr. Yashvant Shankar Pawar executed Transfer Deed/ Sale Deed with respect to **Row House No. 10** in the building known as **Radhahal Co. Op. Housing Society Ltd. Nashik** in favour of Late Harishankar Kangal Yadav through legal heirs Mr. Krushnamurari Harishankar Yadav registered in the office of Sub-Registrar Nashik-4 at Sr. No. 2140 on 19.03.2016.
12. Mr. Shameem Ahmed Zameer Ahmed Chaudhari and Rukshana Khatun Shameem Ahmed Chaudhari purchased **Row House No. 10** in the building known as **Radhahal Co. Op. Housing Society Ltd. Nashik** from Mr. Krushnamurari Harishankar Yadav by way of Agreement to Sale registered in the office of Sub-Registrar Nashik-4 at Sr. No. 8954 on 27.12.2017 and Transfer Deed registered in the office of Sub-Registrar Nashik-4 at Sr. No. 3747 on 19.04.2018.
13. M.E. No. 19940 dtd. 17.12.2021 shows that as per Government Gazette Mr. Shameem Ahmed Zameer Ahmed Chaudhari and Rukshana Khatun Shameem Ahmed Chaudhari change their name as Mr. Shameem Ahmed Zameer Ahmed Khan and Rukshana Khatun Shameem Ahmed Khan

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

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

PART V : OTHER PROVISIONS:

- 5.1 Whether provisions of urban land ceiling act are applicable? **Not Applicable**
- 5.2 Whether any property/ies intend to be given as security is subject to any minor's claim/share? **No, minor's interest are not involved in the property as per documents placed before me**
- 5.3 Whether the property is affected by any revenue and tenancy regulations; if yes then to what extent? :- **No as per documents placed before me**
- 5.4 Whether the user land has been converted into Non-Agricultural for Residential use by the order of the competent Authority? **Yes.**
- 5.5 Whether up to date tax/land revenue has been paid in respect of the property? **to be obtained**
- 5.6 Whether all original documents for last 13/30 years have been scrutinized; if not give reasons? **Yes**
- 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? **Not Applicable**
- 5.11 Whether the land is Adiwasi (tribal) land? **No**
- 5.12 Whether the land /property are joint family property? **No**
- 5.13 Whether SARFAESI Act applicable? **Yes**
- 5.14 Is land/property/flat being subject to any reservations /acquisitions/requisitions? **No, as per documents placed before me**

- 5.15 Whether the property has been transferred by a Power of Attorney (POA) holder of the original landowner in favour of the loan applicant? **Not Applicable**
- 5.16 Whether the said POA holder has/had authority to sell the property under POA? **Not Applicable**
- 5.17 Whether POA as recorded in 5.15 is registered? - **Not Applicable**
- 5.18 Whether any prior permission /NOC /consent required from any Authority to mortgage the Property (Authority may be Govt. / Municipal Corporation / Land Development Authority / Industrial Development Authority / Society etc.). If permission is required, specify the name of the authority from whom permission/NOC is required and list all permission/ No objection required:-**NOC for mortgage is to be obtained from Society**
- 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:- **NOC for mortgage is to be obtained from Society**
- 5.20 Whether Search Report is obtained and submitted? **Yes, Online Index II search is taken on the basis of available date.**

Search Report Details - Online
Search Conducted Years - 13 years
Name of the Advocate / Searcher- Self
Search Report Date: 16.09.2026
GRN No. **MH010322968202627E**

- 5.21 Whether EC is obtained? - **Not Applicable.**
EC Details: -
No. of Years EC Obtained:
Any Encumbrance to Specify:
EC Applied by :

PART VI: CERTIFICATE:

In view of the foregoing, I/We certify that the title deeds intended to be deposited, relating to the property and offered as security by way of Registered/**Equitable Mortgage** and the documents of title referred to above are perfect evidence of the title and that if the said Registered/**Equitable Mortgage** is created in the manner required by

law, it would satisfy the requirements of creation of registered/**Equitable Mortgage**.

I/We further certify that **Mr. Shameem Ahmed Zameer Ahmed Khan and Rukshana Khatun Shameem Ahmed Khan** has/would derive a valid, clear, marketable and unencumbered title / freehold rights in the property/ies stated above.

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co borrower **Mr. Shameem Ahmed Zameer Ahmed Khan and Rukshana Khatun Shameem Ahmed Khan**

The following original documents to be collected by ICICI HFC for creation of registered/equitable mortgage of the said property: -

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

1. Original Transfer Deed with registration receipt (receipt No. 4983) registered in the office of Sub-Registrar Nashik-4 at Sr. No. 3747 on 19.04.2018.
2. Original Agreement to Sale with registration receipt (receipt No. 13135) registered in the office of Sub-Registrar Nashik-4 at Sr. No. 8954 on 27.12.2017.
3. Original Transfer Deed/ Sale Deed with registration receipt (receipt No. 3493) registered in the office of Sub-Registrar Nashik-4 at Sr. No. 2140 on 19.03.2016.
4. Original Agreement to Sale with registration receipt registered in the office of Sub-Registrar Nashik-1 at Sr. No. 4443 on 28.04.1999.
5. Copy of Final Conveyance Deed registered in the office of Sub-Registrar Nashik-4 at Sr. No. 5994 on 09.11.2006.
6. Latest 7/12 extract
7. Original Share Certificate
8. NOC for Mortgage from Society

Note:- Harishankar Kangal Yadav died on 21.02.2015 leaving behind legal heirs only son Mr. Krushnamurari Harishankar Yadav. But there is no valid document or paper to prove that Mr.

Krushnamurari Harishankar Yadav is only legal heirs to late Harishankar Kangal Yadav. Please confirm legal heirs of late Harishankar Kangal Yadav.

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

Yours Faithfully,
Pravin
Vijaysing
Sambre
Pravin Vijaysing Sambre
(Advocate)

Digitally signed
by Pravin
Vijaysing
Sambre
Date: 2026.09.17
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