



GRN		MH008682857202627E		BARCODE				Date		20/08/2026-13:23:42		Form ID					
Department				Inspector General Of Registration				Payer Details									
Search Fee				Type of Payment				Other Items		TAX ID / TAN (If Any)							
								PAN No.(If Applicable)									
Office Name				NSD_JTDISTRICT REGISTRAR NASHIK				Full Name		ADV NIKHIL N PAWAR							
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		NASHIK									
						Town/City/District											
						PIN											
						Remarks (If Any)											
						Plot No. ASL/04 Neighborhood Ashwin Sector ASL CIDCO Nashik											
						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.		69103332026082013942		3001557620					
Cheque/DD No.						Bank Date		RBI Date		20/08/2026-13:24:28		Not Verified with RBI					
Name of Bank						Bank-Branch			IDBI BANK								
Name of Branch						Scroll No. , Date			Not Verified with Scroll								

Mobile No. : XXXXXX8880

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

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सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.



LEGAL SCRUTINY REPORT

LAN No: 77000338862

Date: 20.08.2026

To
ICICI Home Finance Company Ltd.
Nashik.

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of Mr. Rohan Dilip Patil and Mrs. Karishma Rohan Patil

PART I: PROPERTY DETAILS:

- 1. Name of the Applicant/Borrower/s: Mr. Rohan Dilip Patil**
- 2. Name of the Co-applicant/s: (if any): Mrs. Karishma Rohan Patil**
- 3. Type of Loan: HOME LOAN/RESALE PURCHASE**
- 4. Purpose of Loan: HOME LOAN/ RESALE PURCHASE**
- 5. Name of the Property Owner/s: Mrs. Meena Shahu Sarvankar, Mr. Siddhesh Shahu Sarvankar and Mr. Hrishikesh Shahu Sarvankar**
- 6. Description of the Property (with Boundaries):** All that piece and parcel of the Non-Agricultural Tenure lying and being at **CIDCO**, within the limits of Nashik Municipal Corporation with the area under the control of **CIDCO (CIDCO AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASTRA LIMITS)** having **Plot No. ASL/04** having area admeasuring **214.40 Sq. Meters** along with construction thereon in the **Neighborhood Ashwin, Sector ASL**, situated at CIDCO, within the limits of Nashik Municipal Corporation Tal. & Dist. Nashik bounded as follows:-

Plot No. ASL/04
East : As per CIDCO Plan
West : As per CIDCO Plan
South : As per CIDCO Plan
North : As per CIDCO Plan
- 7. Nature / Status of the Property: Leasehold**
- 8. Type of Property: Residential**

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

1.	Visar Pavti executed by Mrs. Meena Shahu Sarvankar, Mr. Siddhesh Shahu	Photocopy
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	Sarvankar and Mr. Hrishikesh Shahu Sarvankar in favour of Mr. Rohan Dilip Patil Plot No. ASL/04 having area admeasuring 214.40 Sq. Meters along with construction thereon in the Neighborhood Ashwin, Sector ASL which is registered and noted at Sr. No. 192/2026 dated 24.03.2026 before Adv. Sagar V. Kadbhane	
2.	Letter of Administration dated 06.01.2024.	Photocopy
3.	Possession Receipt in the name of Shahu Ramchandra Sarvankar dated 25.09.1985.	Photocopy
4.	Allotment Letter No. CIDCO. ADM. NSK. NO. 820 in the name of Shahu Ramchandra Sarvankar dated 21.05.1984	Photocopy
5.	Agreement to Lease executed by CIDCO in favour of Shahu Ramchandra Sarvankar dated 25.09.1985.	Photocopy
6.	Building Commencement Certificate vide its No. BP/ NSK/ ADM/ 99/ 997 dated 10.03.1999.	Photocopy
7.	Occupancy Certificate vide its No. CIDCO/ BP (NT) NSK/ ADM/ 99/ 2133 dated 08.10.1999.	Photocopy
8.	General Power of Attorney executed by Mr. Siddhesh Shahu Sarvankar in favour of Meena Shahu Sarvankar which is registered in the office of Sub-Register Kurla - 4 at Sr. No. 11919/2024 dated 31.05.2024.	Photocopy

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

1. The City and Industrial Development Corporation (CIDCO) had acquired huge land from the Government upon necessary proposal to the Government for acquisition of land. The CIDCO had absolute and exclusive ownership rights to all that piece and parcel of the plot constructed thereon **Plot No. ASL/4** having area admeasuring **214.40 Sq. Meters, Neighborhood Ashwin**, situated at CIDCO
2. Thereafter CIDCO allotted the premises i.e. **Plot No. ASL/4** having area admeasuring **214.40 Sq. Meters, Neighborhood Ashwin**, situated at CIDCO to Shahu Ramchandra Sarvankar by way of Allotment Letter No. CIDCO. ADM. NSK. NO. 820 in the name of Shahu Ramchandra Sarvankar dated 21.05.1984. The entire amount of the premises has been paid by Shahu Ramchandra Sarvankar to CIDCO. The said premises **Plot No. ASL/4** having area admeasuring **214.40 Sq. Meters, Neighborhood Ashwin**, situated at CIDCO was in actual and physical possession of Shahu Ramchandra Sarvankar vide its Possession Receipt in the name of Shahu Ramchandra Sarvankar dated 25.09.1985.
3. It appears from record that Agreement to Lease executed by CIDCO in favour of Shahu Ramchandra Sarvankar dated 25.09.1985.
4. It appears from record that Shahu Ramchandra Sarvankar prepared building plan which was sanctioned by CIDCO vide its Commencement Letter No. BP/ NSK/ ADM/ 99/ 997 dated 10.03.1999. Thereafter Land owner started construction over the said land and accordingly CIDCO issued Occupancy Certificate vide its Letter No. CIDCO/ BP (NT) NSK/ ADM/ 99/ 2133 dated 08.10.1999.
5. It appears from record Shahu Ramchandra Sarvankar died 23.09.2020, leaving behind him his legal heirs namely, 1) Mrs. Meena Shahu Sarvankar, 2) Mr. Siddhesh Shahu Sarvankar and 3) Mr. Hrishikesh Shahu Sarvankar
6. It appears from record that Mrs. Meena Shahu Sarvankar, Mr. Siddhesh Shahu Sarvankar and Mr. Hrishikesh Shahu Sarvankar applied to the Hon'ble High Court, Bombay vide Testamntary and Intestate Jurisdiction vide Petition No. 3804/2022



and Mrs. Meena Shahu Sarvankar, Mr. Siddhesh Shahu Sarvankar and Mr. Hrishikesh Shahu Sarvankar obtained Letters of Administration in respect of Plot No. ASL/4 Neighborhood Ashwin.

7. It appears from record that General Power of Attorney executed by Mr. Siddhesh Shahu Sarvankar in favour of Meena Shahu Sarvankar which is registered in the office of Sub-Register Kurla - 4 at Sr. No. 11919/2024 dated 31.05.2024 regarding Plot No. ASL/04 having area admeasuring 214.40 Sq. Meters along with construction thereon in the Neighborhood Ashwin, Sector ASL and other properties.
8. It appears from record that Visar Pavti executed by Mrs. Meena Shahu Sarvankar, Mr. Siddhesh Shahu Sarvankar and Mr. Hrishikesh Shahu Sarvankar in favour of Mr. Rohan Dilip Patil in respect of Plot No. ASL/04 having area admeasuring 214.40 Sq. Meters along with construction thereon in the Neighborhood Ashwin, Sector ASL which is registered and noted at Sr. No. 192/2026 dated 24.03.2026 before Adv. Sagar V. Kadbhane

PART IV: 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
- 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? N.A years (remaining period)
- 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? NO
- 5.17 Whether POA as recorded in 5.15 is registered? NO
- 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- **Yes, NOC of CIDCO**
- 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- **CIDCO, Lease Deed shall be executed in favour of the original Mrs. Meena Shahu Sarvankar, Mr. Siddhesh Shahu Sarvankar and Mr. Hrishikesh Shahu Sarvankar**

5.20 Whether Search Report is obtained and submitted? YES

Search Report Details: - **MH008682857202627E**

Search Conducted Years: **13 years**

Name of the Advocate / Searcher: **ADV. NIKHIL N PAWAR**

Search Report Date: **20.08.2026.**

Note: The said property is free of encumbrances.

5.21 Whether EC is obtained? NO

EC Details: N.A

No. of Years EC Obtained: N.A

Any Encumbrance to Specify: N.A

EC Applied by: N.A

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 ***Mrs. Meena Shahu Sarvankar, Mr. Siddhesh Shahu Sarvankar and Mr. Hrishikesh Shahu Sarvankar*** has/would derive a valid, clear, marketable and unencumbered title in the property/ies stated above.

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower ***Mr. Rohan Dilip Patil and Mrs. Karishma Rohan Patil***

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 disbursement of loan/at the time of disbursement of the loan: -

- 1. Original Visar Pavti executed by Mrs. Meena Shahu Sarvankar, Mr. Siddhesh Shahu Sarvankar and Mr. Hrishikesh Shahu Sarvankar in favour of Mr. Rohan Dilip Patil Plot No. ASL/04 having area admeasuring 214.40 Sq. Meters along with construction thereon in the Neighborhood Ashwin, Sector ASL which is registered and noted at Sr. No. 192/2026 dated 24.03.2026 before Adv. Sagar V. Kadbhane***
- 2. Original Deed of Assignment executed by Mrs. Meena Shahu Sarvankar, Mr. Siddhesh Shahu Sarvankar and Mr. Hrishikesh Shahu Sarvankar in favour of Mr. Rohan Dilip Patil Plot No. ASL/04 having area admeasuring 214.40 Sq. Meters along with construction thereon in the Neighborhood Ashwin, Sector ASL along with RR and Index II.***
- 3. Original Plot Transfer Order in the name of Mr. Rohan Dilip Patil in respect of Plot No. ASL/4***



4. *Original Letter issued by CIDCO regarding Letters of Administration in the name of Mrs. Meena Shahu Sarvankar, Mr. Siddhesh Shahu Sarvankar and Mr. Hrishikesh Shahu Sarvankar*
5. *Original Lease Deed executed by CIDCO in favour of Mrs. Meena Shahu Sarvankar, Mr. Siddhesh Shahu Sarvankar and Mr. Hrishikesh Shahu Sarvankar in respect of Plot No. ASL/4 Neighborhood Ashwin along with RR.*
6. *Original Possession Receipt in the name of Shahu Ramchandra Sarvankar dated 25.09.1985*
7. *Original Allotment Letter No. CIDCO. ADM. NSK. NO. 820 in the name of Shahu Ramchandra Sarvankar dated 21.05.1984*
8. *Original Agreement to Lease executed by CIDCO in favour of Shahu Ramchandra Sarvankar dated 25.09.1985*
9. *Copy of Letter of Administration dated 06.01.2024*
10. *Copy of Building Commencement Certificate vide its No. BP/ NSK/ ADM/ 99/ 997 dated 10.03.1999*
11. *Copy of Occupancy Certificate vide its No. CIDCO/ BP (NT) NSK/ ADM/ 99/ 2133 dated 08.10.1999*
12. *Original CIDCO NOC for raising loan.*
13. *Photocopy of General Power of Attorney executed by Mr. Siddhesh Shahu Sarvankar in favour of Meena Shahu Sarvankar which is registered in the office of Sub-Register Kurla - 4 at Sr. No. 11919/2024 dated 31.05.2024 regarding Plot No. ASL/04 having area admeasuring 214.40 Sq. Meters along with construction thereon in the Neighborhood Ashwin, Sector ASL and other properties*

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

REMARKS (if any): - NIL

**NIKHIL
NANDKISHOR
PAWAR**

Digitally signed by NIKHIL NANDKISHOR
PAWAR
DN: c=IN, o=Personal,
2.5.4.20=3C75E152F5A9EB56957EBF086
D1CDAC5A363AB1D1186C2035650CB9
269C428A7, postalCode=422013,
st=Maharashtra,
serialNumber=638EB3AAF163FAF9B1A
06E50011192D020AFF00D2A1762EA53
D905E09C324EAE, cn=NIKHIL
NANDKISHOR PAWAR
Date: 2026.08.25 14:25:24 +05'30'

**Yours Faithfully,
Advocate**