



CHALLAN  
MTR Form Number-6



|                                              |                    |         |  |               |                                                                |                     |                                       |         |                       |  |
|----------------------------------------------|--------------------|---------|--|---------------|----------------------------------------------------------------|---------------------|---------------------------------------|---------|-----------------------|--|
| GRN                                          | MH011156664202627E | BARCODE |  |               | Date                                                           | 30/09/2026-15:20:51 |                                       | 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 NSK1_HQR SUB REGISTRAR NASHIK 1  |                    |         |  |               | 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)                                               |                     |                                       |         |                       |  |
|                                              |                    |         |  |               | Flat No. 105 A Wing Building No. 02 KALPATARU BAUG PHASE 2 Gat |                     |                                       |         |                       |  |
|                                              |                    |         |  |               | No. 2658/1/1 Ozar Township                                     |                     |                                       |         |                       |  |
|                                              |                    |         |  |               |                                                                |                     |                                       |         |                       |  |
|                                              |                    |         |  |               |                                                                |                     |                                       |         |                       |  |
|                                              |                    |         |  |               |                                                                |                     |                                       |         |                       |  |
|                                              |                    |         |  |               | 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.            | 69103332026093014862                  |         | 3007144252            |  |
| Cheque/DD No.                                |                    |         |  |               | Bank Date                                                      | RBI Date            | 30/09/2026-15:22:17                   |         | Not Verified with RBI |  |
| Name of Bank                                 |                    |         |  |               | Bank-Branch                                                    |                     | IDBI BANK                             |         |                       |  |
| Name of Branch                               |                    |         |  |               | Scroll No. , Date                                              |                     | Not Verified with Scroll              |         |                       |  |

Department ID :

Mobile No. : XXXXXX8880

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.



**LEGAL SCRUTINY REPORT**

**LAN No: 77000360952**

**Date: 30.09.2026**

To,  
ICICI Home Finance Company Ltd.  
Nashik.

Dear Sir/Madam,

**Legal Scrutiny Report in respect of the file of Mr. Mangesh Deepak Uphade and Mrs. Monika Mangesh Uphade**

**PART I: PROPERTY DETAILS:**

- 1. Name of the Applicant/Borrower/s: Mr. Mangesh Deepak Uphade**
- 2. Name of the Co-applicant/s: (if any): Mrs. Monika Mangesh Uphade**
- 3. Type of Loan: HOME LOAN/ BUILDER PURCHASE**
- 4. Purpose of Loan: HOME LOAN/ BUILDER PURCHASE**
- 5. Name of the Property Owner/s: Mr. Anil Ramkrushna Bhambere and Mrs. Vidya Anil Bhambere.**
- 6. Description of the Property (with Boundaries):** All that piece and parcel of the property bearing **Flat No. 105** having carpet area admeasuring **48.60 Sq. Meters** + balcony area admeasuring **4.15 Sq. Meters** thereby total area admeasuring **52.75 Sq. Meters** i.e., **567.59 Sq. Feet**, on the **First Floor**, in **A Wing**, in **Building No. 02** in the project known as "**KALPATARU BAUG PHASE - 2**" constructed on area admeasuring **1753.92 Sq. Meters** out of total area admeasuring **10000.00 Sq. Meters** out of **Gat No. 2658/1/1** situated at Mauje **Ozar Township** Tal. **Niphad** and Dist. **Nashik** bounded as follows:-

**Gat No. 2658/1/1**

**East** : 12 Meters DP Road  
**West** : Gat No. 2656  
**South** : Gat No. 2657  
**North** : Gat No. 2659

**Flat No. 105 - A Wing - Building No. 02**

**East** : Flat No. 104  
**West** : Flat No. 106  
**South** : Passage and Duct  
**North** : Side Margin

- 7. Nature / Status of the Property: Freehold**



## 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. | Draft of Deed of Apartment executed by Mr. Anil Ramkrushna Bhamare and Mrs. Vidya Anil Bhamare in favor of Mr. Mangesh Deepak Uphade and Mrs. Monika Mangesh Uphade in respect of Flat No. 105 in A Wing, in Building No. 02 in the project known as "KALPATARU BAUG PHASE - 2" | Photocopy |
| 2. | RERA Certificate No. P51600050445 dated 12.04.2023.                                                                                                                                                                                                                             | Photocopy |
| 3. | Revised Building Commencement Certificate vide its No. dated 17.02.2021.                                                                                                                                                                                                        | Photocopy |

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

- a) Previously the said property i.e. Gat No. 2658/1 was owned and possessed by Mr. Laxman Baburao Shinde.
- b) It appears from the record that Mr. Laxman Baburao Shinde died on 12.01.1987 leaving behind him his legal heirs namely as follows 1) Parvatabai Laxman Shinde ( Wife) 2) Kailas Laxman Shinde (Son) 3) Dipak Laxman Shinde (Son) 4) Sandip Laxman Shinde (Son) 5) Nandu Laxman Shinde (Son). Hence the names of legal heirs were recorded in record of rights. No. 1 as a Guardian of No. 2 to 5 Hence **M.E. No. 1142** was made and certified dated 12.01.1987.
- c) It appears from the record that Ganga Laxman Shinde after marriage Sunanda Ramdas Revgade without any consideration released her heirship rights in favour of her brothers by way of Release Deed on 100/- Rs. Stamp. Hence her name was deleted from the record of rights. Hence **M. E. No. 4878** was made and certified on 06.07.1998.
- d) It appears from the record that Sale Deed executed by Smt. Parvatabai Laxman Shinde and others in favour of Mr. Anil Ramkrushna Bhambere and Mrs. Vidya Anil Bhambere in respect of Gat No. 2658, area adm. H 01 00 R, out of area adm. H 01 22 R, Which is registered in the office of Sub-Registrar, Niphad at Sr. No. 887/2001 dated 09.03.2001. Hence **M.E. No. 6183** was made and certified dated 23.05.2001.
- e) It appears from the record that Karbhari Baburao Shinde prepared Layout for area adm. 7800.00 sq. mtrs., out of G. No. 2657 and area adm. 2200.00 sq. mtrs., out of G. No. 2658 which is approved by Asst. Director, Town planning, Nashik and converted into non Agricultural use by the order of Sub Divisional Officer, Niphad. Hence the layout land given hissa as 2658/2 and remaining land given hissa no. 2658/1. Hence **M. E. No. 11510** was made and certified on 23.08.2004.
- f) It appears from the record that as per Maharashtra Government number unique no. 18 Government rules, letter no. RNI No. MAHBIL/064/13/1/2012 dated 18.10.2017 of Revenue and Forest Dept. and order no. Maha/Kaksha/03/05/2017/33/140450 of Collector, Nashik the revenue village Ozar divided in new village Ozar Township and new village given status of revenue village. Hence effect was taken on record. Hence **M. E. No. 27962** dated 23.07.2020.
- g) It appears from the record that the Mr. Anil Ramkrushna Bhambere and Mrs. Vidya Anil Bhambere prepared a building plan which is approved by Nashik Metropolitan Region Development Authority Nashik by Development Permission and Commencement Certificate No. NA.MA.PRA.VI.PRA/ ABHI.BANPA./MAUJE OZHAR TAL. NIPHAD/ GAT NO.2358/ 1/ 169 dated 17.02.2021.



- h) It appears from the record that the Mr. Anil Ramkrushna Bhambere and Mrs. Vidya Anil Bhambere prepared a Revised building plan which is approved by Nashik Metropolitan Region Development Authority Nashik by Development Permission and Revised Commencement Certificate No. NA.MA.PRA.VI.PRA/SUDHA.ABHI.BANPA./MAUJE OZHAR TAL. NIPHAD/ GAT NO.2358/ 1/ 1038 dated 11.05.2022
- i) It appears from the record that as per Sub Division Office Nashik vide its letter no. Jama/NA/SR/22/2021 and Order of NMRDA vide its letter no. Outward No. NMRDA/Abhi. BP./Village Ozar/Niphad/ Gat No. 2658/1/169 dated 17.02.2021 the Gat No. 2658/1 were converted in to New Survey No. 2658/1/1. Hence Gat No. 2658/1/1 area admeasuring 10000.00 Sq Meters were recorded in the name of Mr. Anil Ramkrushna Bhambere and Mrs. Vidya Anil Bhambere. Hence **M. E. No. 29539** was made and certified
- j) It appears from record that **"KALPATARU BAUG PHASE - 2"** Project was registered under Maharashtra Real Estate Regulatory Authority vide its Registration Certificate No. P51600050445 dated 12.04.2023.
- k) It appears from record that Ozar Nagar Parishad issued a Occupancy Certificate bearing No./OMC/FO/2026/APL/ 00255 dated 10.03.2026 regarding **"KALPATARU BAUG Phase-II, Building No. 2 Wing A and Wing B"**
- l) It appears from record that Mr. Anil Ramkrushna Bhamare and Mrs. Vidya Anil Bhamare executed Deed of Declaration in favour of Apartment Holders in respect of KALPATARU BAUG PHASE - II, Building No. 2 Wing A and Wing B which is registered in the office of Sub-Register Niphad - 2 at Sr. No. 1608/2026 dated 12.05.2026.

***As above Mr. Anil Ramkrushna Bhamare and Mrs. Vidya Anil Bhamare (Seller/Vendor) has derived the title of the said property Mr. Anil Ramkrushna Bhamare and Mrs. Vidya Anil Bhamare (Seller/Vendor) made a Draft of Deed of Apartment in favor of Mr. Mangesh Deepak Uphade and Mrs. Monika Mangesh Uphade in respect of Flat No. 105 in A Wing, in Building No. 02 in the project known as "KALPATARU BAUG PHASE - 2"***

***NOTE: An IGR (Inspector General of Registration) search has been conducted; however, no entries could be traced. This appears to be due to the concerned department not updating the records. Consequently, every time an online search is performed for Village Ozar, Tal Niphad the result consistently shows "NO RECORD FOUND."***

#### **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- NO
- 5.19 Whether any permission /consent are 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  
Search Report Details: - **MH011156664202627E**  
Search Conducted Years: **13 years**  
Name of the Advocate / Searcher: **ADV. NIKHIL N PAWAR**  
Search Report Date: **30.09.2026.**  
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: NA  
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 ***Mr. Anil Ramkrushna Bhamare and Mrs. Vidya Anil Bhamare*** 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. Mangesh Deepak Uphade and Mrs. Monika Mangesh Uphade***

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



**NIKHIL PAWAR**  
& ASSOCIATES  
ADVOCATES

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

- 1. Current digital / Certified 7/12 extract.***
- 2. Original Deed of Apartment executed by Mr. Anil Ramkrushna Bhamare and Mrs. Vidya Anil Bhamare in favor of Mr. Mangesh Deepak Uphade and Mrs. Monika Mangesh Uphade in respect of Flat No. 105 in A Wing, in Building No. 02 in the project known as "KALPATARU BAUG PHASE - 2" along with RR and Index II.***
- 3. Original NOC issued by Builder/Developer for Raising Loan.***

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

**REMARKS (if any): - NIL**

**NIKHIL  
NANDKISH  
OR PAWAR**

Digitally signed by NIKHIL NANDKISHOR  
PAWAR  
DN: c=IN, o=Personal,  
2.5.4.20=3C75E152F5A9EB56957EBF086D  
1CDKCSA363AB1D1186C2035650CB9268  
C428A7, postalCode=422013,  
st=Maharashtra,  
serialNumber=638EB3AAF163FAF9B1A06  
E50011192D020AFF00D2A1762EA53D905  
E09C324EAE, cn=NIKHIL NANDKISHOR  
PAWAR  
Date: 2026.09.30 15:34:13 +05'30'

**Yours Faithfully,  
Advocate**