



CHALLAN
MTR Form Number-6



GRN	MH012240888202627E	BARCODE			Date	17/10/2026-13:45:07		Form ID			
Department					Inspector General Of Registration						
Type of Payment					Search Fee						
Type of Payment					Other Items						
Office Name					NPD2_NIPHAD 2 JOINT SUB REGISTRAR		Full Name		Adv James M Kamble		
Location					NASHIK		Flat/Block No.				
Year					2026-2027 One Time		Premises/Building				
Account Head Details					Amount In Rs.		Road/Street				
0030072201 SEARCH FEE					325.00		Area/Locality				
							Town/City/District				
							PIN				
							Remarks (If Any)				
							Flat No. 12 Sai Sagar Heights Plot No. 38 S No 35/36/1A/1B Pimpalgaon				
							Baswant Tal Niphad Dist 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.		69103332026101711722 3009760512		
Cheque/DD No.					Bank Date		RBI Date		17/10/2026-13:46:41 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. : 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

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LEGAL SCRUTINY REPORT

Ref. No.: ICICIHFC/LSR/15/Oct/26

Date: 17/10/2026

Initiation Date: 09/10/2026

LAN No: - 77000363624

To,
ICICI Home Finance Ltd
Branch: - Panchavati
Branch Code: - 10818

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of Raju Bhikan Pinjari.

PART I: PROPERTY DETAILS:

- | | | |
|---|---|---|
| 1. Name of the Applicant/Borrower/s | : | Raju Bhikan Pinjari |
| 2. Name of the Co-applicant/s: (if any) | : | Smt. Hasina Bhikan Pinjari |
| 3. Type of Loan | : | HL- Seller BT |
| 4. Purpose of Loan | : | HL- Seller BT |
| 5. Name of the Property Owner/s | : | Shri Sudarshan Premgir Gosavi and
Smt. Swati Sudarshan Gosavi. |
| 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. 12** having area admeasuring 737.23 Sq. Feet i.e., 68.49 Sq. Meters (**Gram Panchayat Property no. 7155/12**) situated on **3rd Floor** in the building named as "**Sai Sagar Heights**" constructed on **Plot No. 38** area admeasuring **276.14 Sq. Meters** bearing **Survey no. 35+36/1A+1B** situated at Village – **Pimpalgaon Baswant**, within the limits of Grampanchayat Pimpalgaon Baswant **Tal. Niphad and Dist. Nashik** and is bounded as under: -

EAST	WEST	NORTH	SOUTH
Plot No. 31	Flat No. 10	Flat No. 11	Plot No. 37

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

1. Copy of List of Document Dated 13/10/2026 issued by State bank of India in favor of Sudarshan Premgir Gosavi.
2. Copy of Draft of Agreement to Sale executed by Shri Sudarshan Premgir Gosavi and Smt. Swati Sudarshan Gosavi in favor of Raju Bhikan Pinjari and Smt. Hasina Bhikan Pinjari
3. Copy of Sale Deed Dated 22/10/2014 registered with sub registrar office vide document no. NPD-262/2014 Dated 22/10/2014 executed by Gorakh Vishwanath Sonar (Bagul) and Smt. Mangala Gorakh Sonar (Bagul) through their General Power of Attorney holder Shri Sagar Gorakh Bagul in favor of Shri Sudarshan Premgir Gosavi
4. Copy of Completion Certificate vide letter no. Outward no./ 77/2014 Dated 05/03/2014 issued by Grampanchayat Office, Pimpalgaon Basvant in favor of Shri Gorakh Vishwanath Sonar (Bagul) and Smt. Mangala Gorakh Sonar (Bagul)
5. Copy of Commencement Certificate vide letter no. Jawak no. 547 Dated 08/03/2013 issued by Grampanchayat Office, Pimpalgaon Basvant in favor of Shri Gorakh Vishwanath Sonar (Bagul)
6. Copy of Non Agricultural Order vide letter no. Jama/NA/SR/78/2011 Dated 02/05/2011 issued by Sub-Divisional Officer, Niphad in favor of Shri Kaustubhraj Shashikumar Talekar, and Others
7. Copy of 7/12 Extract.

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

1. It is observed that **Survey no. 35+36/1A+1B area admeasuring 14300 Sq. Meters** was owned and possessed by Shri Kaustubhraj Shashikumar Talekar, Smt. Minakshi Sunil Bhutada, Shri Nitin Shivaji Bankar, and Shri Shivaji Gangadhar Dangle since 2011.
2. It is observed that Shri Kaustubhraj Shashikumar Talekar, and Others has applied for the conversion of the said land for the non-agriculture residential usage with the Sub-Divisional Officer, Niphad and Sub-Divisional Officer, Niphad has granted the permission for the same vide its order letter no Jama/NA/SR/78/2011 Dated 02/05/2011, Further Shri Kaustubhraj Shashikumar Talekar, 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. SSN/140 Dated 12/01/2011. 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 38 area admeasuring 276.14 Sq. Meters** has been crave 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 M/s Balaji Developers Pimpalgaon through Partner Shri Kaustubhraj Shashikumar Talekar, Smt. Minakshi Sunil Bhutada, Shri Nitin Shivaji Bankar, and Shri Shivaji Gangadhar Dangle though POA Holder Shri Nitin Shivaji Bankar has sold Plot No 38 area admeasuring 276.14 Sq. Meters bearing Survey no. 35+36/1A+1B to Shri Gorakh Vishwanath Sonar (Bagul) and Smt. Mangala Gorakh Sonar (Bagul) by way Sale Deed. Basis of the said sale deed the name of the purchaser Shri Gorakh Vishwanath Sonar (Bagul) and Smt. Mangala Gorakh Sonar (Bagul) has been mutated with the revenue

record vide mutation entry no. 24640 Dated 07/02/2013

4. It is observed that Shri Gorakh Vishwanath Sonar (Bagul) has prepared the building plan for the construction and submitted the plan for approval with Grampanchayat Office, Pimpalgaon Basvant. The said plan has been approved by Grampanchayat Office, Pimpalgaon Basvant and has issued the commencement certificate vide letter no Jawak no. 547 Dated 08/03/2013
5. It is observed that, upon completing the construction as per the approved building plan Shri Gorakh Vishwanath Sonar (Bagul) and Smt. Mangala Gorakh Sonar (Bagul) has obtained the completion of the building from Grampanchayat Office, Pimpalgaon Basvant vide Completion Certificate no Outward no./ 77/2014 Dated 05/03/2014.
6. It is observed that Gorakh Vishwanath Sonar (Bagul) and Smt. Mangala Gorakh Sonar (Bagul) through their General Power of Attorney holder Shri Sagar Gorakh Bagul has agreed to sold the said **Flat No. 12** having area admeasuring 737.23 Sq. Feet i.e., 68.49 Sq. Meters (**Gram Panchayat Property no. 7155/12**) situated on **3rd Floor** in the building named as "**Sai Sagar Heights**" constructed on **Plot No. 38 area admeasuring 276.14 Sq. Meters bearing Survey no. 35+36/1A+1B** situated at Village – **Pimpalgaon Baswant**, within the limits of Grampanchayat Pimpalgaon Baswant **Tal. Niphad and Dist. Nashik**, to Shri Sudarshan Premgir Gosavi by way of Agreement for sale dated 09/07/2014 and the said agreement for sale is duly registered with the sub registrar office vide document serial no NPD-4091/2014 dated 10/07/2014
7. It is observed that having complied with the terms and conditions of Agreement for sale dated 10/07/2014 Gorakh Vishwanath Sonar (Bagul) and Smt. Mangala Gorakh Sonar (Bagul) has sold **Flat No. 12** having area admeasuring 737.23 Sq. Feet i.e., 68.49 Sq. Meters (**Gram Panchayat Property no. 7155/12**) situated on **3rd Floor** in the building named as "**Sai Sagar Heights**" constructed on **Plot No. 38 area admeasuring 276.14 Sq. Meters bearing Survey no. 35+36/1A+1B** situated at Village – **Pimpalgaon Baswant**, within the limits of Grampanchayat Pimpalgaon Baswant **Tal. Niphad and Dist. Nashik**, to Shri Sudarshan Premgir Gosavi by way of Sale Deed Dated 22/10/2014 and the said agreement for sale is duly registered with the sub registrar office vide document serial no NPD-262/2014 Dated 22/10/2014.
8. It is observed that Shri Sudarshan Premgir Gosavi has availed the finance facility from State Bank Of India and accordingly has created the charge on the said property in favor of State Bank Of India by way of **Registered Mortgage** and accordingly the Mortgage Deed is duly registered with the sub registrar office vide document serial no NPD-2-263/2014 Dated 22/10/2014.
9. It is observed that as per Form 8 extract for year 2023-2024 property bearing **Flat No. 12** having area admeasuring 737.23 Sq. Feet i.e., 68.49 Sq. Meters (**Gram Panchayat Property no. 7155/12**) is shown in the ownership and possession of Shri Sudarshan Premgir Gosavi and Smt. Swati Sudarshan Gosavi
8. It is observed that Raju Bhikan Pinjari and Smt. Hasina Bhikan Pinjari intend to purchase the **Flat No. 12** having area admeasuring 737.23 Sq. Feet i.e., 68.49 Sq. Meters (**Gram Panchayat Property no. 7155/12**) situated on **3rd Floor** in the building named as "**Sai Sagar Heights**" constructed on **Plot No. 38 area admeasuring 276.14 Sq. Meters bearing Survey no. 35+36/1A+1B** situated at Village – **Pimpalgaon Baswant**, within the limits of

Grampanchayat Pimpalgaon Baswant **Tal. Niphad and Dist. Nashik** from Shri Sudarshan Premgir Gosavi and Smt. Swati Sudarshan Gosavi 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 List of Document Dated 13/10/2026 issued by State bank of India in favor of Sudarshan Premgir Gosavi.
2. Copy of Draft of Agreement to Sale executed by Shri Sudarshan Premgir Gosavi and Smt. Swati Sudarshan Gosavi in favor of Raju Bhikan Pinjari and Smt. Hasina Bhikan Pinjari
3. Copy of Sale Deed Dated 22/10/2014 registered with sub registrar office vide document no. NPD-262/2014 Dated 22/10/2014 executed by Gorakh Vishwanath Sonar (Bagul) and Smt. Mangala Gorakh Sonar (Bagul) through their General Power of Attorney holder Shri Sagar Gorakh Bagul in favor of Shri Sudarshan Premgir Gosavi
4. Copy of Completion Certificate vide letter no. Outward no./ 77/2014 Dated 05/03/2014 issued by Grampanchayat Office, Pimpalgaon Basvant in favor of Shri Gorakh Vishwanath Sonar (Bagul) and Smt. Mangala Gorakh Sonar (Bagul)
5. Copy of Commencement Certificate vide letter no. Jawak no. 547 Dated 08/03/2013 issued by Grampanchayat Office, Pimpalgaon Basvant in favor of Shri Gorakh Vishwanath Sonar (Bagul)
6. Copy of Non Agricultural Order vide letter no. Jama/NA/SR/78/2011 Dated 02/05/2011 issued by Sub-Divisional Officer, Niphad in favor of Shri Kaustubhraj Shashikumar Talekar, and Others
7. Copy of 7/12 Extract.

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.
- 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	:- MH012240888202627E
Search Conducted Years	:- 2014 to 2026
Name of the Advocate / Searcher	:- Adv. James M Kamble
Search Report Date	:- 17/10/2026
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 **Raju Bhikan Pinjari and Smt. Hasina Bhikan Pinjari** has a valid, clear, marketable and unencumbered title in respect of the property stated above and **subject execution and registration of Agreement to Sale and Charge of State Bank Of India.**

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co borrower **Raju Bhikan Pinjari and Smt. Hasina Bhikan Pinjari**. 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 List of Document Dated 13/10/2026 issued by State bank of India in favor of Sudarshan Premgir Gosavi.
2. Original Agreement to Sale executed by Shri Sudarshan Premgir Gosavi and Smt. Swati Sudarshan Gosavi in favor of Raju Bhikan Pinjari and Smt. Hasina Bhikan Pinjari along with registration receipt no. and Index-II

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

1. Original Sale Deed executed Shri Sudarshan Premgir Gosavi and Smt. Swati Sudarshan Gosavi in favor of Raju Bhikan Pinjari and Smt. Hasina Bhikan Pinjari along with registration receipt no. and Index-II
2. Original Agreement for sale dated 09/07/2014 registered with the sub registrar office vide document serial no NPD-4091/2014 dated 10/07/2014 executed by Gorakh Vishwanath Sonar (Bagul) and Smt. Mangala Gorakh Sonar (Bagul) through their General Power of Attorney holder Shri Sagar Gorakh Bagul in favor of Shri Sudarshan Premgir Gosavi along with registration receipt no. and Index-II
3. Original Sale Deed Dated 22/10/2014 registered with the sub registrar office vide document serial no NPD-262/2014 Dated 22/10/2014 executed by Gorakh Vishwanath Sonar (Bagul) and Smt. Mangala Gorakh Sonar (Bagul) through their General Power of Attorney holder Shri Sagar Gorakh Bagul in favor of Shri Sudarshan Premgir Gosavi along with registration receipt no. and Index-II
4. Original Registered Re-Conveyance Deed Executed By State bank of India in favor of Shri Sudarshan Premgir Gosavi along with registration receipt no. and Index-II
5. Original Latest 8A Extract for the year of 2026-2027
6. Latest Original / Digitally Signed 7/12 extract

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 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,

SEARCH REPORT

I/We taken the search with the sub registrar offices through online Web portal vide receipt no - MH012240888202627E dated 17/10/2026 to verify that the original title deed(s) related to the property/ies and encumbrances if any 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	Agreement for sale	Flat No. 12 having area admeasuring 737.23 Sq. Feet i.e., 68.49 Sq. Meters (Gram Panchayat Property no. 7155/12) situated on 3rd Floor in the building named as “ Sai Sagar Heights ” constructed on Plot No. 38 area admeasuring 276.14 Sq. Meters bearing Survey no. 35+36/1A+1B situated at Village – Pimpalgaon Baswant , within the limits of Grampanchay at Pimpalgaon Baswant Tal. Niphad and Dist. Nashik	Gorakh Vishwanath Sonar (Bagul) and Smt. Mangala Gorakh Sonar (Bagul) through their General Power of Attorney holder Shri Sagar Gorakh Bagul	Shri Sudarshan Premgir Gosavi	NPD-4091/2014 dated 10/07/2014	Nil
2014	Sale Deed	Flat No. 12 having area admeasuring 737.23 Sq. Feet i.e., 68.49 Sq. Meters (Gram	Gorakh Vishwanath Sonar (Bagul) and Smt. Mangala Gorakh Sonar (Bagul)	Shri Sudarshan Premgir Gosavi	NPD-262/2014 Dated 22/10/20	Nil

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)
		Panchayat Property no. 7155/12) situated on 3rd Floor in the building named as “ Sai Sagar Heights ” constructed on Plot No. 38 area admeasuring 276.14 Sq. Meters bearing Survey no. 35+36/1A+1B situated at Village – Pimpalgaon Baswant , within the limits of Grampanchay at Pimpalgaon Baswant Tal. Niphad and Dist. Nashik	through their General Power of Attorney holder Shri Sagar Gorakh Bagul			
2014	Mortgage Deed	Flat No. 12 having area admeasuring 737.23 Sq. Feet i.e., 68.49 Sq. Meters (Gram Panchayat Property no. 7155/12) situated on 3rd Floor in the building named as “ Sai Sagar Heights ” constructed on Plot No. 38 area admeasuring 276.14 Sq. Meters bearing Survey no.	Shri Sudarshan Premgir Gosavi	State Bank Of India	NPD-2-263/2014 Dated 22/10/20	Nil

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)
		35+36/1A+1B situated at Village – Pimpalgaon Baswant , within the limits of Grampanchayat at Pimpalgaon Baswant Tal. Niphad and Dist. Nashik				
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	Nil	Nil	Nil	Nil	Nil	Nil
2026	Nil	Nil	Nil	Nil	Nil	Nil

Yours Faithfully,

KAMBLE
JAMES
MADHUKAR
Advocate

James M Kamble

Digitally signed by
KAMBLE JAMES
MADHUKAR
Date: 2026.10.17
13:58:08 +05'30'