



MR. PRAVIN VIJAYSING SAMBRE

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New CBS, Nashik -422 002

APP No.77000314191

Date – 20.07.2026

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

Dear Sir/ Madam,
Legal Scrutiny Report in respect of the file of .

Name of the Title Holder :- Mr. Saurabh Dineshkumar Sable

PART I: PROPERTY DETAILS:

1. Name of the Applicant / Borrower/s :

Mr. Saurabh Dineshkumar Sable

2. Name of the Co- Applicant/s (if any)- =====

3. Type of Loan :- Residential Loan

4. Purpose of Loan :- Loan Against property

5. Name of the Property Owner/s

Mr. Saurabh Dineshkumar Sable

6. Description of the Property

A] All that piece and parcel of N.A. land bearing **Plot No. 15** admeasuring area 301.83 Sq. Mtrs. and **Plot No. 65** admeasuring area 301.83 Sq. Mtrs. total admeasuring area 603.66 Sq. Mtrs. out of **S. No. 9/2** situated at village **Kamathwade** Tal. & Dist. Nashik within the limits of Nashik Municipal Corporation Nashik which are collectively bounded as under

East	-	Colony Road
West	-	Colony Road
South	-	Plot No. 14 and 64
North	-	Plot No. 16 and 66

B] All that piece and parcel of constructed premises bearing **Flat No. 01** on **Ground Floor** admeasuring area 66.91 Sq. Mtrs. + Garden

area 20.15 Sq. Mtrs. along with Parking area 7.52 Sq. Mtrs. in the building known as **Prabhu Niwas Apartment** constructed upon the property which is bounded as under

East	-	As
West	-	per
South	-	Building
North	-	Plan

Boundaries as per Agreement for Sale / Deed of Apartment and Draft

- 7. Nature / Status of the Property** :- Freehold
- 8. Type of Property** :- constructed premises (Residential)

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 Deed of Apartment with respect to **Flat No. 01** in the building known as **Prabhu Niwas Apartment** executed by Mr. Arun Ananda Aher in favour of Mr. Saurabh Dineshkumar Sable registered in the office of Sub-Registrar Nashik- 4 at Sr. No. 7028 on 02.07.2026.
- 2. Xerox copy of Deed of Apartment with respect to **Flat No. 01** in the building known as **Prabhu Niwas Apartment** executed by Mrs. Kalpana Dineshkumar Sable in favour of Mr. Arun Ananda Aher registered in the office of Sub-Registrar Nashik-5 at Sr. No. 3388 on 09.04.2014.
- 3. Xerox copy of Deed of Apartment with respect to **Flat No. 01** in the building known as **Prabhu Niwas Apartment** executed by Mr. Ramkrushna Bhura Choudhari and Mr. Balkrushna Jagannath Choudhari in favour of Mrs. Kalpana Dineshkumar Sable registered in the office of Sub-Registrar Nashik-5 at Sr. No. 1483 on 06.02.2013
- 4. Xerox copy of Deed of Apartment with respect to **Flat No. 01** in the building known as **Prabhu Niwas Apartment** executed by Mr. Shamkumar Dadaji Sable in favour of Mr. Ramkrushna Bhura Choudhari and Mr. Balkrushna Jagannath Choudhari registered in the office of Sub-Registrar Nashik-4 at Sr. No. 8270 on 14.12.2004

5. Xerox copy of Deed of Apartment with respect to **Flat No. 01** in the building known as **Prabhu Niwas Apartment** executed by M/s. Tejas Builders and Developers through Partner Mr. Prashant Harchand Patil and Mr. Madhukar Bhadu More in favour of Mr. Shamkumar Dadaji Sable registered in the office of Sub-Registrar Nashik-1 at Sr. No. 7042 on 07.06.2000
6. Xerox copy of Agreement for Sale with respect to **Flat No. 01** in the building known as **Prabhu Niwas Apartment** executed by M/s. Tejas Builders and Developers through partner Mr. Prashant Harchand Patil and Mr. Madhukar Bhadu More in favour of Mr. Shamkumar Dadaji Sable registered in the office of Sub-Registrar Nashik-1 at Sr. No. 3885 on 12.04.1999
7. Xerox copy of N.A. order given by Collector Nashik vide his order No. Maha/ Kaksh-3/ 4/ N.A. P. No./ 20/94, dtd. 21.02.1994
8. Xerox copy of layout order approved and sanctioned by Asst. Director Town Planning Nashik Municipal Corporation vide letter No. IND/WS/ 243/5502, dtd. 09.12.1993
9. Xerox copy of Occupancy/ Completion Certificate given by Nashik Municipal Corporation Nashik vide outward letter No.Nagar Rachana /1574, dtd. 22.03.1999
10. 7/12 extract of Plot No. 15 dtd. 17.07.2026 name of Prabhu Niwas Apartment and its members are shown as owner and possessor, no adverse entries are seen in other rights column
11. 7/12 extract of Plot No. 65 dtd. 17.07.2026 name of Prabhu Niwas Apartment and its members are shown as owner and possessor, no adverse entries are seen in other rights column
12. Relevant mutation entries.

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

1. It seen from revenue record that Plot |no. 15 and 65 out of S. No. 9/2 was owned and possessed by Mr. Trimbak Narayan Matale and others prior to 1977
2. M.E. No. 1012 dtd. 16.03.1986 shows that Krushnakumar Jitamal Vijan purchased Plot No. 15 and Mr. Amarnath Dinamal Vijay purchased plot No. 65 from Mr. Trimbak Narayan Matale and others by way of separate Sale Deed dtd. 26.06.1984.

3. M.E. No. 2397 dtd. 04.09.1997 shows that owner of Plot No. 65 namely Amarnath Dinamal Vijan died on 08.11.1992 and he left behind legal heirs Smt. Ritadevi (Rimadevi) Amarnath Vijan, Vinay Amarnath Vijan and Viprit Amarnath Vijan
4. M.E. No. 3802 dtd. 04.07.2003 shows that Tejas Builders & Developers Partnership Firm through partner Mr. Prashant Harchand Patil and Mr. Madhukar Bhadu More purchased Plot No. 15 from Krushnakumar Jitamal Vijan by way of Sale Deed dtd. 19.07.1997.
5. M.E. No. 3803 dtd. 04.07.2003 shows that Tejas Builders & Developers Partnership Firm through Partner Mr. Prashant Harchand Patil and Mr. Madhukar Bhadu More purchased Plot No. 65 from Smt. Ritadevi (Rimadevi) Amarnath Vijan, Vinay Amarnath Vijan and Viprit Amarnath Vijan by way of Sale Deed dtd. 25.07.1997.
6. Tejas Builders & Developers Partnership Firm through Partner Mr. Prashant Harchand Patil and Mr. Madhukar Bhadu More obtained building permission from Nashik Municipal Corporation Nashik and completed construction upon subject plot and obtained Occupancy Certificate from Nashik Municipal Corporation Nashik and declared the building as **Prabhu Niwas Apartment** as per Declaration of Apartment registered in the office of Sub-Registrar Nashik- 1 at Sr. No. 3316 on 15.03.2000
7. Mr. Shamkumar Dadaji Sable purchased subject **Flat No. 01** in the building known as **Prabhu Niwas Apartment** from Tejas Builders & Developers Partnership firm through Partner Mr. Prashant Harchand Patil and Mr. Madhukar Bhadu More by way of Agreement of Sale registered in the office of Sub-Registrar Nashik-1 at Sr. No. 3885 dtd. 12.04.1999 and Deed of Apartment registered in the office of Sub-Registrar Nashik- 1 at Sr. No. 7042 dtd. 07.06.2000
8. Mr. Ramkrushna Bhura Choudhari and Mr. Balkrushna Jagannath Choudhari purchased **Flat No. 01** in the building known as **Prabhu Niwas Apartment** from Mr. Shamkumar Dadaji Sable by way of Deed of Apartment registered in the office of Sub-Registrar Nashik- 4 at Sr. No. 8270 on 14.12.2004.
9. Mrs. Kalpana Dineshkumar Sable purchased subject **Flat No. 01** in the building known as **Prabhu Niwas Apartment** from Mr. Ramkrushna Bhura Choudhari and Mr. Balkrushna Jagannath

Choudhari by way of Deed Of Apartment registered in the office of Sub-Registrar Nashik- 5 at Sr. No. 1483 on 06.02.2013.

10. Mr. Arun Ananda Aher purchased subject **Flat No. 01** in the building known as **Prabhu Niwas Apartment** from Mrs. Kalpana Dineshkumar Sable by way of Deed of Apartment registered in the office of Sub-Registrar Nashik- 5 at Sr. No. 3388 on 09.04.2014.
11. Mr. Saurabh Dineshkumar Sable purchased subject **Flat No. 01** in the building known as **Prabhu Niwas Apartment** from Mr. Arun Ananda Aher by way of Deed Of Apartment registered in the office of Sub-Registrar Nashik- 4 at Sr. No. 7028 on 02.07.2026.

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:-**Nil**
- 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, 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: 20.07.2026
GRN No. **MH006724690202627E**

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. Saurabh Dineshkumar Sable** 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. Saurabh Dineshkumar Sable**

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 Deed of Apartment with registration receipt registered in the office of Sub-Registrar Nashik- 4 at Sr. No. 7028 on 02.07.2026.
2. Original Deed of Apartment with registration receipt registered in the office of Sub-Registrar Nashik-5 at Sr. No. 3388 on 09.04.2014.
3. Original Deed of Apartment with registration receipt registered in the office of Sub-Registrar Nashik-5 at Sr. No. 1483 on 06.02.2013
4. Original Deed of Apartment with registration receipt registered in the office of Sub-Registrar Nashik-4 at Sr. No. 8270 on 14.12.2004
5. Original Deed of Apartment with registration receipt registered in the office of Sub-Registrar Nashik-1 at Sr. No. 7042 on 07.06.2000

6. Original Agreement for Sale with registration receipt registered in the office of Sub-Registrar Nashik-1 at Sr. No. 3885 on 12.04.1999
7. Latest 7/12 Extract

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 Law or 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: 2026.09.16
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