



MR. PRAVIN VIJAYSING SAMBRE

Advocate & Notary
Mobile No. 9970250250
Email - pravinsambre@gmail.com



Office :- FM-14+15, First Floor, Above Tawri Medical, Behind MNS Office, Thakkar Buzzar,
New CBS, Nashik -422 002

APP No.77000335912

Date - 20.08.2026

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

Dear Sir/ Madam,

Legal Scrutiny Report in respect of the file of **Mr. Mukund Sudhakar Nikam and Mrs. Swapnita Mukund Nikam**

Name of the Title Holder :- Jyoti Prestige Partnership Firm through Partner Mr. Hiteshbhai Kanubhai Bhensdadiya and others

PART I: PROPERTY DETAILS:

- Name of the Applicant / Borrower/s :** Mr. Mukund Sudhakar Nikam
- Name of the Co- Applicant/s (if any)-** Mrs. Swapnita Mukund Nikam
- Type of Loan :-** Home Loan
- Purpose of Loan :-** Builder Purchase Case
- Name of the Property Owner/s**

Jyoti Prestige Partnership Firm through Partner Mr. Hiteshbhai Kanubhai Bhensdadiya

6. Description of the Property

- All that piece and parcel of N.A. land bearing **Plot No. 07** total admeasuring area 377.64 Sq. Mtrs., out of it area 20.60 Sq. Mtrs. transfer to Nashik Municipal Corporation Nashik for road winding and remaining area adm. 357.04 Sq. Mtrs., out of **S. No. 163/3/18** situated at **Nashik City-1**, Tal & Dist. Nashik within the limits of Nashik Municipal Corporation Nashik bounded as under

East - S. No. 164p

West - 9 Mtrs. Colony Road

South- 7.5 Mtrs. DP Road (Proposed 9 Mtrs. Road)

North - Plot No. 06

2. All that piece and parcel of constructed premises bearing **Flat No. and 303** on **Third Floor** admeasuring area 48.00 Sq. Mtrs. in the building known as **Jyoti Heights Apartment** under construction upon the property described above which is bounded as under

East	-	Flat No. 301
West	-	Building Open Space
South	-	Flat No. 302
North	-	Building Open Spaces

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. Draft copy of Agreement to Sale executed by Jyoti Prestige Partnership Firm through Partner Mr. Hiteshbhai Kanubhai Bhensdadiya in favour of Mr. Mukund Sudhakar Nikam and Mrs. Swapnita Mukund Nikam with respect subject **Flat No. 303** in the building known as **Jyoti Heights Apartment**, yet to be registered after paying due required stamp duty and registration fees
2. Xerox copy of Sale Deed with respect to **Plot No. 07** executed by Mrs. Sangita Shamkant Deshpande and Mrs. Minal Arun Umale in favour of Jyoti Prestige Partnership Firm through Partner Mr. Hiteshbhai Kanubhai Bhensdadiya, registered in the office of Sub Registrar Nashik-3 at Sr. No. 1293 on 31.01.2025.
3. Xerox copy of Sale Deed with respect to **Plot No. 07** executed by Mr. Rakesh Muralidhar Khemani in favour of Mrs. Sangita Shamkant Deshpande and Mrs. Minal Arun Umale, registered in the office of Sub Registrar Nashik-6 at Sr. No. 1499 on 03.05.2016.
4. Xerox copy of TDR Sale Deed with respect to TDR area 132.29 Sq. Mtrs. in DRC No. 1190 dtd. 08.07.2024 executed by Mr. Chordiya Dinesh Kanhaiyalal (HUF) through Karta Mr. Dinesh Kanhaiyalal Chordiya in favour of Jyoti Prestige Partnership Firm through Partner Mr. Ashokbhai Batukbhai Adroja, registered in the office of Sub Registrar Nashik-3 at Sr. No. 2250 on 24.02.2025.

5. Xerox copy of TDR Sale Deed with respect to TDR area 10.06 Sq. Mtrs. in DRC No. 1189 dtd. 27.06.2024 executed by Mr. Pandurang Deoman Shinde through GPA and Developer Mr. Baburao Vishwnath Bgade in favour of Jyoti Prestige Partnership Firm through Partner Mr. Ashokbhai Batukbhai Adroja, registered in the office of Sub Registrar Nashik-3 at Sr. No. 2251 on 24.02.2025.
6. Xerox copy of N.A. order given by Collector Nashik vide order No. Maha/Kaksh/3/4/N.A.P.No./147/2013, dtd. 30.05.2013.
7. Xerox copy of Layout is finally approved by Asst. Director Town Planning Nashik Municipal Corporation Nashik vide its order No. Nagar Rachana Vibhag/ Final/C1/26, dtd. 24.11.2015.
8. Xerox copy of Sanction of building permit and commencement certificate given by Nashik Municipal Corporation Nashik vide permission No. NMCB/ B/ 2025/APL/19240, dtd. 03.04.2025.
9. 7/12 extract of Plot No. 18 dtd. 20.08.2026 name of Jyoti Prestige Partnership Firm is shown as owner and possessor for the area adm. 357.04 Sq. Mtrs. and name of Nashik Municipal Corporation Nashik is shown as owner and possessor for the area adm. 20.60 Sq. Mtrs., no adverse entries are seen in other rights column.
10. Relevant mutation entries.

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

1. It seen from the revenue record that the S. No. 163 was owned by Mr. Radhakrushna Rajaram Shukla and others prior to 1975.
2. M.E. No. 14894 dtd. 12.09.1975 shows that Mr. Radhakrushna Rajaram Shukla died on 18.06.1975 leaving behind legal heirs namely son Ram Radhakrushna Shukla and Rajendra Radhakrushna Shukla daughter Prabhavati Radhakrushna Shukla and Charushila Radhakrushna Shukla widow Indirabai Radhakrushna Shukla recorded in owners column.
3. M.E. No. 22190 dtd. 20.12.1985 shows that Co Owner of S. No. 163 Mr. Balkrushna Rajaram Shukla died on 06.11.1985 leaving behind legal heirs namely widow Radhabai Balkrushna Shukla and daughter Sushma Narayan Dhole recorded in owners column.

4. M.E. No. 43261 dtd. 08.12.2000 shows that Co Owner of S. No.163 Mr. Narayan Rajaram Shukla died on 23.11.1985 leaving behind legal heirs namely brother Gopal Rajaram Shukla only recorded in owners column.
5. M.E. No. 47680 dtd. 27.12.2002 shows that Co Owner of S. No.163 Mr. Shamrao Rajaram Shukla died on 25.02.1971 and widow Bhikutai Sharmrao Shukla died on 14.06.1968 and unmarried daughter Sagunabai Shamrao Shukla died on 07.09.1981, Laxmibai Pandurang Nagarkar died on 17.12.1993 legal heirs of Laxmibai Pandurang Nagarkar legal heirs Son Vidhyadhar Pandurang Nagarkar died on 19.09.2002 unmarried, late Achyut Pandurang Nagarkar through legal heirs grandson Bhaskar Pandurang Nagarkar, Sudhakar Pandurang Nagarkar, Sharad Pandurang Nagarkar granddaughter in law Smt. Sudha Achyut Nagarkar and great grandson Devendra Achyut Nagarkar recorded in owners column.
6. M.E. No. 48205 dtd. 03.03.2003 shows that Mr. Bhaskar Pandurang Nagarkar and others through GPA holder Mr. Suhas Gopal Shukla executed Development Agreement and General Power of Attorney with respect to S. No. 163 area adm. H 2.02 R in favour of Mr. Prabhakar Gopalrao Shukla and others, said both document registered in the office of Sub-Registrar Nashik-1 at Sr. No. 15678 and 15679 respectively on 20.11.2001.
7. M.E. No. 56890 dtd. 02.12.2006 shows that Mr. Gopal Rajaram Shukla died on 05.09.2001 leaving behind legal heirs namely widow Malati Gopal Shukla, son Prabhakar Gopal Shukla, Bhalchandra Gopal Shukla, Madhusudan Gopal Shukla, Suhas Gopal Shukla daughter Nalini Chandrashekhar Halkunde and Anjali Anil Barde recorded in owners coulumn.
8. M.E. No. 63460 dtd. 09.01.2009 shows that Mr. Anay Prabhakar Shukla and Mr. Amey Madhusudan Shukla filed Spl. Civil Suit No. 198/2008 against Malatibai Gopalrao Shukla and others and executed Lis Pendency) with respect to S. No. 163 which is registered in the office of Sub-Registrar Nashik-5 at Sr. No. 10431 on 26.12.2008 but compromises took place between parties and Cancellation Deed of Lis Pendency (Spl. Civil Suit No. 198/2008) with respect to **S. No. 163** executed by Mr. Anay Prabhakar Shukla and Mr. Amey Madhusudan Shukla, registered in the office of Sub-Registrar Nashik-5 at Sr. No. 10113 on 22.12.2011.said mutation stand cancelled.

9. M.E. No. 66814 dtd. 25.02.2010 shows that Malatibai Gopalrao Shukla and others through GPA holder Mr. Suhas Gopal Shukla executed Development Agreement and Power of Attorney of 06 H 06 R out of total area of 10 H 10 R out of S. No. 163 in favour of Rajendra Rasiklal Shah and Vilas Rasiklal Shah Development Agreement and Power of Attorney registered at Sr. 7323 and 7324 respectively on 20.10.2006.
10. M.E. No. 68247 dtd. 15.07.2010 shows that Indirabai Radhakrishna Shukla died on 28.08.1998 and her legal heirs daughter namely Parvatabai Radhakrushna Shukla was also died on 08.10.1994. Hence names of Ram Radhakrishna Shukla, Rajendra Radhakrishna Shukla and Charushila were mutated as legal heirs of Indirabai Radhakrishna Shukla and Parvataai Radhakrishna Shukla.
11. M.E. No. 68249 dtd. 15.07.2010 shows that Sushma Narayan Dhole died on 21.11.2008. Therefore names of her legal heirs Lalita Hemant Panchakshari, Shriprasad Narayan Dhole, Abhijeet Narayan Dhole and Aniruddha Narayan Dhole were bought on record.
12. M.E. No. 76363 dtd. 11.08.2011 shows that Radhabai Balkrishna Sukla died And her legal heirs daughter namely Sushma Narayan Dhole was also died. Therefore names of her legal heirs Lalita Hemant Panchakshari as a granddaughter of Radhabai Balkrishna Shukla, 3 grand sons namely Shriprasad Narayan Dhole, Abhijeet Narayan Dhole and Aniruddha Narayan Dhole were bought on record.
13. M.E. No. 77963 dtd. 07.01.2012 shows that Mr. Rajendra Rasiklal Shah, Vrushali Vijay Bhatambarekar and others purchased **S. No. 163** area adm. H 3.03 R from Mr. Ram Radhakrushna Shukla, Mr. Rajendra Radhakrushna Shukla and Charushila Radhakrushna Shukla by way of Sale Deed registered in the office of Sub-Registrar Nashik-2 at Sr. No. 230 on 06.01.2012.(And Agreement of Sale dtd. 09.12.2009 confirm by Confirmation Deed registered in the office of Sub-Registrar Nashik-2 at Sr. No. 229 on 06.01.2012)
14. M.E. No. 77966 dtd. 07.01.2012 shows that Mr. Vilas Rasiklal Shah, Mrs. Vrushali Vijay Bhatambarekar and others purchased area 02 H 02 R from Lalita Hemant Panchakshari and others by way of registered Confirmation Deed and Sale Deed registered in the office of Sub-Registrar Nashik-2 at Sr. No. 227 and 228 respectively on 06.10.2012.

15. M.E. No. 78158 dtd. 24.01.2012 shows that Mr. Vilas Rasiklal Shah and others purchased area 06 H 06 R from Prabhakar Gopalrao Shukla and others by way of registered Confirmation Deed and Sale Deed registered in the office of Sub-Registrar Nashik-5 at Sr. No. 213 and 218 respectively on 07.01.2012.
16. M.E. No. 78174 dtd. 25.01.2012 shows that Malati Gopalrao Shukla died on 01.07.2011 behind legal heirs namely Prabhakar Gopalrao Shukla, Madhusudan Gopalrao Shukla, Suhas Gopalrao Shukla and Bhalchandra Gopalrao Shukla, Nalini Chandrshekhar Halkunde and Anjali Anil Barde.
17. M.E. No. 86403 dtd. 04.10.2012 shows that Mr. Kailas Madhukar Patil purchased area 92 R + H 20 R out of S. No. 163 from Vilas Rasikla Shukla by registered Sale Deed registered in the office of Sub-Registrar Nashik-3 at Sr. No. 9622 dtd. 28.09.2012.
18. M.E. No. 86404 dtd. 04.10.2012 shows that Mr. Mangesh Gopalrao Gujrathi purchased area 92 R + H 20 R out of S. No. 163 From Vilas Rasiklal Shah by registered Sale Deed registered in the office of Sub-Registrar Nashik—3 at Sr. No. 9623 dtd. 28.09.2012.
19. M.E. No. 86466 dtd. 10.10.2012 shows that Mr. Shrenik Shashikant Surana (HUF) through Karta Mr. Shrenik Shashikant Surana purchased area 00 H 10 R out of S. No. 163 from Vilas Rasiklal Shah by registered Sale Deed registered in the office of Sub-Registrar Nashik- at Sr. No. 9636 dtd. 28.09.2012.
20. M.E. No. 86471 dtd. 10.10.2012 shows that Mr. Santosh Manakchand Bothara (HUF) through Karta Mr. Santosh Manakchand Bothara purchased area 01 H 40 R out of S. No. 163 from Vilas Rasiklal Shah by registered Sale Deed registered in the office of Sub-Registrar Nashik-3 at Sr. No. 9635 dtd. 28.09.2012.
21. M.E. No. 87856 dtd. 07.02.2013 shows that Mr. Mukesh Jivrajbhai Jethava purchased area 00 H 15 R out of S. No. 163 from Vilas Rasiklal Shah by registered Sale Deed registered in the office of Sub-Registrar Nashik-5at Sr. No. 416 dtd. 10.01.2013.
22. M.E. No. 87857 dtd. 07.02.2013 shows that Mr. Vishal Vikram Shah purchased area 00 H 25 R out of S. No. 163 from Vilas Rasiklal Shah by registered Sale Deed registered in the office of Sub-Registrar Nashik-5 at Sr. No. 415 dtd. 10.01.2013.
23. M.E. No. 88897 dtd. 20.04.2013 shows that Mr. Kailas Madhukar Patil purchased area 00 H 16.50 R out of S. No. 163 from Rajendra

Rasiklal Shah and Vilas Rasiklal Shah by registered Sale Deed registered in the office of Sub-Registrar Nashik-5 at Sr. No. 3955 dtd. 30.03.2013.

24. M.E. No. 89073 dtd. 07.05.2013 shows that Mrs. Vrushali Vijay Bhatambarekar and Mr. Dinesh Muralidhar Khemani others executed Exchange Deed with respect to **Plot No. 8, 9 and 10** out of **S. No. 277/3/1/2** and area 4050.00 Sq. Mtrs. Out of S. No. 163 registered in the office of Sub-Registrar Nashik- 5 at Sr. No. 5236 on 29.04.2013 as per that Exchange Deed area 4050.00 Sq. Mtrs. Out of S. No. 163 given to Mr. Dinesh Muralidhar Khemani others.
25. M.E. No. 91206 dtd. 30.10.2013 shows that Mr. Dipak Bhagvandas Motwani and Brijesh Rameshlal Nandwani purchased area 00 H 60 R out of S. No. 163 from M/s. Bagad Associates through partner Mr. Ajinkya Chandrakant Bagad with consent of M/s. Bhatambarekar and Co. by registered Sale Deed registered in the office of Sub-Registrar Nashik-5 at Sr. No. 3730 dtd. 26.03.2013.
26. M.E. No. 91300 dtd. 12.11.2013 shows that Nalini Chandrakant Halkunde had filed Spl. Civil Suit No. 623/2012 against Prabhakar Gopalrao Shukla and others for area 10 H 10 R out of S. No. 163 but in the said suit compromised was took place in between the parties to the suit. As per said compromised Nalini Halkunde executed Deed of Cancellation of Notice of Lis Pendency registered at Sr. No. 9146 dtd. 16.10.2015.
27. M.E. No. 92708 dtd. 11.03.2014 shows that Bhaskar Gopal Bhatamabarekar died on 19.12.2013. before his death he executed Will dtd. 28.10.2013 as per said Will area 6850.00 Sq. Mtrs. was given to Sanjay Bhaskar Bhatambarekar out of S. No. 163, area 1370.00 Sq. Mtrs. was given to Aditya Jayant Bhatambarekar, area 2740.00 sq. Mtrs. was given to Deepashree Jayant Bhatambarekar and area 1370.00 Sq. Mtrs. was given to Vrushali Vijay Bhatambarekar.
28. M.E. No. A-499 dtd. 18.02.2016 shows that Dinesh Muralidhar Khemani and Rakesh Muralidhar Khemani purchased area of 00 H 39.50 i.e. 3950.00 Sq. Mtrs. from Bhatambarekar and Co. through partner Mr. Sanjay Bhaskararao Bhatambarekar with consent of Mr. Bhasakrao Gopalrao Bhatambarekar , M/s. Bagad Associates through partner Mr. Ajinkya Chandrakant Bagad and others by way of registered Sale Deed registered in the office of Sub-Registrar Nashik-5 Sr. No. 3731 dtd. 26.03.2013.

29. M.E. No. A-500 dtd. 18.02.2016 shows that Kanhaiyyalal Chetandas Motwani and others purchased area 00 H 82.30 R from Vilas Rasiklal Shah and others by way of registered Sale Deed registered in the office of Sub-Registrar Nashik -5 at Sr. No. 3851 dtd. 28.03.2013.
30. M.E. No. A-501 dtd. 18.02.2016 shows that Mr. Kanhaiyyalal Chetandas Motwani and others laid Joint lay-out in area 101000.00 Sq. Mtrs. out of S. No. 163 and sanctioned by Asst. Director Town Planning Nashik vide Ja. No. Nagararachana /Final /C1 /26, dtd. 24.11.2015 and also obtained N. A. order from Collector Nashik vide Order No. Masha/ Kaksh-3/ 4/N.A.P.N./147/2013, dtd. 30.05.2013 and as per Kami Jast Patrak and the order of Dy. Land Acquisition Officer dtd. 09.03.2015 under Nashik/Du.R. No./850,851, 852/15, S. No. 163 is sub divided into three hissass i.e. 163/1, 163/2 and 163/3 accordingly separate 7/12 extracts prepared for S. No. 163/1, 163/2, 163/3 Plot No. 07 out of S. No. 163/3 came in ownership of Mr. Rakesh Muralidhar Khemani.
31. M.E. No. A-1310 dtd.05.05.2016 shows that Mrs. Sangita Shamkant Deshpande and Mrs. Minal Arun Umale purchased Plot No. 07 from Mr. Rakesh Muralidhar Khemani by way of Sale Deed which is registered in the office of Sub Registrar Nashik-6 at Sr. No. 1499 on 03.05.2016
32. M. E. No. 103318 dtd. 03.12.2016 shows that the mutation entries of Village Nashik exceeds 10000 and as per the provisions of Part-4 & letter of Tahasildar of Nashik bearing No. Kuka/Kavi/1231/2016 Dt. 29/10/2016 in reference to the letter of Dy. Director, Land Records (General), Pune bearing No. / Ferfar Kramank / Ra.Bhu.A.Aa.Ka.4 / 2015, Dt. 19/10/2016 alongwith letters Outward No. 2099/2016 Dt. 13/08/2016, 2114 /2016 Dt. 25/08/2016 & 08/09/2016, 2559 /2016 Dt. 29/09/2016 & 2314 /2016 Dt. 23/10/2016, the mutation entries made by giving them First Alphabet as of Marathi Language & then numeric digit/numbers such A-1, and the mutation entries is made upto 03/12/2016 having last number A-3317. But for computerization of revenue record & mutation entries, there is no provision to take first alphabet & then numeric digit in the software created by NIC, Pune. So the mutation entries having numbers A-1 to A-3317 has given new numbers as 100001 to 103317. Thus the abovesaid M.E. No. A-671 & A-906 are numbered as M.E. No. 100671 & M. E. No. 100906.8

33. M. E. No. 103319 dtd. 03.12.2016 shows that as per order of Collector of Nashik bearing No. Kaksha-4/Ku.Ka-Setu-606/2016 Dt. 30/11/2016 alongwith the letter of Tahasildar of Nashik bearing No. Ku.Ka./Kavi/ 1392/2016 Dt. 03/12/2016, the Village of Nashik is divided into 5 divisions & allotted specific Survey Numbers to each division, as follows :

Village Name	Included Survey Numbers
Nashik City-1	1 to 252, 293 to 321, 1001 to 1003, 1015.
Nashik City-2	253 to 292, 322 to 404, 424 to 500, 1012, 1034 to 1038, 1061.
Nashik City-3	405 to 423, 530, 627 to 734, 997 to 1000, 1005, 1006, 1011, 1014, 1016, 1026, 1027, 1032, 1039, 1040, 1042 to 1056, 1058 to 1060, 1062 to 1067, Pardi No. 1 to 21.
Nashik City-4	501 to 529, 531 to 582, 806 to 911, 1008, 1013, 1018, 1019 & 1031.
Nashik City-5	583 to 626, 739 to 805, 912 to 996, 1004, 1010, 1021 to 1024, 1028, 1030 & 1094.

As per above the survey numbers has given to respective sub-divisions, and for Nashik City-1 mutation entries started from 103320, Nashik City-2 mutation entries started from 200001, Nashik City-3 mutation entries started from 300001, Nashik City-4 mutation entries started from 400001 & Nashik City-5 mutation entries started from 500001.

34. M.E. No. 117649 dtd. 31.01.2025 shows that Jyoti Prestige Partnership Firm through Partner Mr. Hiteshbhai Kanubhai Bhensdadiya purchased Plot No. 07 from Mrs. Sangita Shamkant Deshpande and Mrs. Minal Arun Umale by way of Sale Deed which is registered in the office of Sub Registrar Nashik-3 at Sr. No. 1293 on 31.01.2025.
35. Plot owner Jyoti Prestige Partnership Firm through Partner Mr. Hiteshbhai Kanubhai Bhensdadiya obtained building permission from Nashik Municipal Corporation Nashik and construct building upon said plot.
36. M.E. No. 117834 ddtd. 04.03.2025 shows that area 20.60 Sq. Mtrs. out of Plot No. 7 transferred to Nashik Municipal Corporation Nashik for road winding.
37. Jyoti Prestige Partnership Firm through Partner Mr. Hiteshbhai Kanubhai Bhensdadiya agreed to sell subject **Flat No. 303** in the building known as **Jyoti Heights Apartment**, to Borrowers i.e. Mr. Mukund Sudhakar Nikam and Mrs. Swapnita Mukund Nikam

but yet the Agreement to Sale is registered after paying due required stamp duty and registration fees.

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? **Yet the document in favour of borrower is to be registered.**
- 5.7 Whether required documents are available for creating mortgage? **Yet the document in favour of borrower is to be registered after paying due required stamp duty and registration fees.**
- 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, after registration of Deed of Apartment in favour of borrowers.**
- 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? **Yes,**
- 5.16 Whether the said POA holder has/had authority to sell the property under POA? **Yes**
- 5.17 Whether POA as recorded in 5.15 is registered? - **Yes**
- 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: 20.08.2026
GRN No. **MH008712161202627U**
- 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 **Jyoti Prestige Partnership Firm through Partner Mr. Hiteshbhai Kanubhai Bhensdadiya** has/would derive a valid, clear, marketable and unencumbered title / freehold rights in the property/ies stated above.

Mr. Mukund Sudhakar Nikam and Mrs. Swapnita Mukund Nikam will get ownership upon subject Flat after payment of agreed consideration amount as per Deed of Apartment to **Jyoti Prestige Partnership Firm through Partner Mr. Hiteshbhai Kanubhai Bhensdadiya** and after registration of Deed of Apartment / Sale Deed in favour of borrowers

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co borrower **Mr. Mukund Sudhakar Nikam and Mrs. Swapnita Mukund Nikam (after registration of documents in favour of borrowers)**

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 Agreement for Sale with registration receipt registered in the office of Sub-Registrar Nashik in favour of Borrower and Index II.
2. NOC for mortgage from Builder / Developer
3. Original payment receipt issued by Builder /Developer
4. Latest 7/12 Extract
5. **Following documents are required post disbursal: (if any):**
Original Deed Of Apartment with registration receipt registered in the office of Sub-Registrar Nashik in favour of Borrower and Index II.

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: 2026.08.20
16:50:02 +05'30'