

PRAVIN D SANGVIKAR
ADVOCATE

"SAMADHAN", N-7, R-28, H-
 15/28, MHADA, H.I.G., CIDCO
 AURANGABAD.

MOBILE NO. 9890337164

Date: 30.09.2026

To,
 The Branch Manager
 ICICI HFC Ltd
 Br Chhatrapati Sambhajinagar

Sub: Search Report in respect of loan of Shri Ajay Limbaji Kedare and Smt Savita
 Ajay Kedare
 Application No. 77000338227

Dear Sir,

In Pursuance of above subject, I have investigated title to the under mentioned
 property, I have investigated the title as under:

1.	Name and address of the Title Holder	:	Shri Ajay Limbaji Kedare
2.	Constitution	:	Freehold
3.	Details of the Property	:	All that piece and parcel of Gram Panchayat Milkat No. 1083 (Old Property No. 153 and 693), admeasuring 81.94 Square Meters (encompassing a Built-up House Area of 46.46 Square Meters and Open Space Area of 35.48 Square Meters), situated on Land Gat No. 153, Village Mudhalwadi, Taluka Paithan, District Aurangabad, Maharashtra, 431107 bounded as under: East: Property of Manohar Sonawane West: Property of A. K. Patil South: Road North: Property of J. N. Umedal
4.	Nature of the Property	:	Residential
5.	List of title deeds/ documents perused	:	1. Copy of Non-Agricultural (NA) Order No. 44, issued by the Additional Collector, Aurangabad dated 11/03/1992.

		2. Copy of Index II / Registered Transfer Deed No. 2337/2004 dated 13/04/2004 executed by Shri Pradeep Prafullachand Saraf in favour of Shri Sahebrao Dhanraj Patil. 3. Copy of Index II / Registered Transfer Deed No. 1324/2009 dated 09/03/2009 executed by Shri Sahebrao Dhanraj Patil in favour of Smt Vandabai Jaysing Shinde. 4. Copy of Registered Sale Deed No. 3528/2018 dated 03/05/2018 executed by Smt Vandabai Jaysing Shinde in favour of Shri Ajay Limbaji Kedare. 5. Copy of Gram Panchayat Assessment Register Extract (Namuna-8) for Milkat No. 1083, issued by Gram Panchayat Mudhalwadi, dated 06/04/2018. 6. Copy of Boundary Certificate, issued by Gram Panchayat Mudhalwadi, dated 03/05/2018. 7. Copy of Release Deed No. 4716/2020 with ORR No. 8056 and Index II, registered on 21/09/2020. 8. Copy of Namuna No. 8, issued by Local Authority, dated 02/02/2021. 9. Copy of Tax Receipt, issued by Local Authority, dated 03/02/2021. 10. Copy of Construction Permission, issued by Local Authority, dated 16/02/2021. 11. Copy of Construction Plan, issued by Local Authority, dated 16/02/2021.
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		12. Copy of Mortgage Deed No. 5532/2021 dated 03/09/2021 executed by Hiranandani Financial Services Pvt Ltd. 13. Copy of List of Documents (LOD) issued by Muthoot Housing Finance Ltd, dated 04/12/2023. 14. Copy of List of Documents (LOD) Letter issued by Hiranandani Financial Services Private Limited, dated 28/08/2026. 15. Copy of Release Deed No. 3092 by SBI Bank (Date not explicitly available in document). 16. Copy of Release Deed by Muthoot Housing Fin Ltd (Date not explicitly available in document). 17. Copy of No Dues of Muthoot Housing Fin Ltd (Date not explicitly available in document).
6.	History of title : 1. The historical tracing of the title of the scheduled property demonstrates that Shri Sunil Navratlal and others were the absolute, original owners and peaceful possessors of the larger agricultural tract of land admeasuring 6 Acres, situated at Gut No. 153, Village Mudhalwadi, Taluka Paithan, District Aurangabad. In their earnest desire to utilise the said land for residential development, the first owners dutifully submitted an application to the competent revenue authority. Upon due statutory inquiry and rigorous evaluation, the Additional Collector of Aurangabad graciously accorded non-agricultural permission for the said land for residential purposes via a Non-Agricultural (NA) Order dated 11/03/1992. The layout was subsequently demarcated and subdivided into well-defined residential plots, with due sanctions graciously accorded by the Assistant Director of Town Planning, Aurangabad, under layout approval letter No. 994 dated 14/02/1992 (Ref: Non-Agricultural Order, 11/03/1992, Office of the	

	Collector, Aurangabad). 2. That, thereafter, a missing link in the documentary chain is critically observed, as the precise devolution of title and conveyance mechanism from Shri Sunil Navratlal and others to Mr. Shri Pradeep Prafullachand Saraf in respect of Plot No. 25 has not been established from the documents provided. However, the subsequent chronological chain remains traceable. By a Registered Sale Deed bearing No. 2337/2004 dated 13/04/2004, executed between Mr. Shri Pradeep Prafullachand Saraf as the vendor and Mr. Shri Sahebrao Dhanraj Patil as the purchaser, the vendor lawfully sold and transferred an open space out of Plot No. 25, admeasuring 98 Square Meters, situated at Mouje Mudhalwadi. The said transaction was lawfully consummated for an aggregate consideration of INR 47,500 (Rupees Forty-Seven Thousand Five Hundred Only) (Ref: Registered Sale Deed, 13/04/2004, Registration No. 2337/2004, Sub-Registrar Paithan). 3. In a subsequent transaction, by a Registered Sale Deed bearing No. 1324/2009 dated 09/03/2009, executed between Mr. Shri Sahebrao Dhanraj Patil as the vendor and Mrs. Smt Vandabai Jaysing Shinde as the purchaser, the property comprising half a portion of Plot No. 25, admeasuring 99 Square Meters and bearing Gram Panchayat No. 693, was absolutely transferred and devolved upon Mrs. Smt Vandabai Jaysing Shinde. This conveyance was validly effectuated for a total agreed consideration of INR 2,90,000 (Rupees Two Lakh Ninety Thousand Only) (Ref: Registered Sale Deed, 09/03/2009, Registration No. 1324/2009, Sub-Registrar Paithan). 4. That, finally, by a Registered Sale Deed bearing No. 3528/2018 dated 03/05/2018, executed between Mrs. Smt Vandabai Jaysing Shinde as the vendor and Mr. Shri Ajay Limbaji Kedare as the purchaser, the scheduled property, now identified as Gram Panchayat Milkat No. 1083, admeasuring 81.94 Square Meters encompassing a constructed brick and clay house alongside an open space, was absolutely assigned, sold, and conveyed to Mr. Shri Ajay Limbaji Kedare. The agreed consideration for this esteemed transaction was INR 5,00,000 (Rupees Five Lakh Only), which was duly acknowledged as received by the vendor in cash. Thus, Mr. Shri Ajay Limbaji Kedare acquired an absolute, clear, and marketable title over the
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	scheduled property, and his name was subsequently mutated in the statutory revenue records, including the Gram Panchayat Assessment Register and Boundary Certificate (Ref: Registered Sale Deed, 03/05/2018, Registration No. 3528/2018, Joint Sub-Registrar-1 Paithan). 5. It is further seen from the record that Mr. Shri Ajay Limbaji Kedare previously availed a financial loan from financial institutions and against that loan, deposited the original title deeds. The authority issued a List of Documents (LOD) in that respect. It is evidenced that previous charges by SBI Bank and Muthoot Housing Finance Ltd were officially released via respective registered Release Deeds (including No. 4716/2020 and No. 3092). However, a Registered Mortgage Deed bearing No. 5532/2021 dated 03/09/2021 subsists in favour of Hiranandani Financial Services Private Limited, thereby establishing an existing charge over the property (Ref: List of Documents LOD, 28/08/2026, Hiranandani Financial Services Private Limited).		
7.	Whether any additional document is required to complete the report	:	No
8.	Particulars of tax/ revenue receipts studied	:	NA
9.	Particulars of Encumbrances Certificates/ Search notes	:	Yes charge of Hiranandani Financial Services Private Limited
10.	Particulars of any charges/ encumbrances found to be recorded / registered on the property.	:	Yes charge of Hiranandani Financial Services Private Limited
11.	Documents perused in support of Possession of Property/ Premises by the mortgagor:	:	As mentioned above.
12.	Minor's Interest, if any	:	No.
13.	Permission /NOC from society/ builder in case of premises flat in a Co.op Society.	:	Not Applicable.
14.	Permission of Lessor in case of Leasehold Property	:	No

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15.	Any Income Tax Proceedings or other proceedings pending against the mortgagor affecting title of the property/ premises	:	Not applicable
16.	Land is Agricultural Land or Non-agricultural Land.	:	Non-agricultural Land.
17.	If Agricultural Land, permission of Revenue Authority is required.	:	Not applicable.
18.	Any other deficiency or restriction in title	:	No.
19.	Application of a) Urban Land (Ceiling and Regulation) Act b) Tenancy Laws (Both agricultural and city tenements) c) State and Central enactments	:	Not applicable
20.	Any Charges registered with Registrar of Companies under the Companies Act, 1956 (applicable if the mortgagor is a limited company)	:	Not applicable
21.	Final Certificate : I certify that, Shri Ajay Limbaji Kedare have clear and marketable freehold rights in respect of property under search except charge of Hiranandani Financial Services Private Limited I have inspected the documents for last 13 years. I have deposited a necessary fee at Sub-Registrar Office, Paithan Tq. Paithan Dist. Chhatrapati Sambhajinagar. The receipt of Rs.325/- is annexed herewith. I have verified all the title deeds. I have not found any adverse entry during my search. The property under search can be mortgaged in favor of ICICI HFC Ltd, Chhatrapati Sambhajinagar without any adverse effect.		

Adv. Pravin D Sangvikar.