



GRN	MH010218145202627E	BARCODE			Date	15/09/2026-14:49:49				Form ID														
Department					Inspector General Of Registration																			
Search Fee					TAX ID / TAN (If Any)																			
Type of Payment					Other Items			PAN No.(If Applicable)																
Office Name					PND1_JT DISTT REGISTRAR PUNE URBAN					Full Name			James Kamble											
Location					PUNE																			
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														
										Town/City/District														
										PIN														
										Remarks (If Any)														
										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.		69103332026091513330				3005103636										
Cheque/DD No.					Bank Date			RBI Date		15/09/2026-14:51:37				Not Verified with RBI										
Name of Bank					Bank-Branch			IDBI BANK																
Name of Branch					Scroll No. , Date			Not Verified with Scroll																

Mobile No. : XXXXXX5657

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

MH010218145202627E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
15 Sep 2026	Receipt	Receipt no.: 1115457521
	Name of the Applicant :	James Kamble
	Details of property of which document has to be searched :	Dist :Nashik Village :Mhasarul S.No/CTS No/G.No. : 241
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH010218145202627E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php'.		



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

Hand Handle: 8087195657

LEGAL SCRUTINY REPORT

Ref. No.: ICICIHFC/LSR/07/Sep/26

Date: 15/09/2026

Initiation Date: 10/09/2026

LAN No: - 77000329264

To,
ICICI Home Finance Co Ltd.,
Branch – Panchavati
Branch Code -10818

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of Mr. Chetan Vijay Tandale

PART I: PROPERTY DETAILS:

- | | | |
|---|---|----------------------------|
| 1. Name of the Applicant/Borrower/s | : | Mr. Chetan Vijay Tandale |
| 2. Name of the Co-applicant/s: (if any) | : | Mrs. Shital Chetan Tandale |
| 3. Type of Loan | : | Resale Purchase |
| 4. Purpose of Loan | : | Resale Purchase |
| 5. Name of the Property Owner/s | : | Mrs. Shobha Ramesh Kaudare |
| 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. 03** having Carpet area admeasuring **71.56 Sq. Meters** and **Parking** area admeasuring **12.50 Sq. Meters** situated on **First Floor** in the building named '**DA - Madhu Vitthal Apartment**' constructed on area admeasuring **613.15 Sq. Meters** bearing **Survey Number 241/1K/1A/1/1/8/Plot/8** situated at **Village Mhasrul** within the limits of Nashik Municipal Corporation, **Taluka Nashik** and **District Nashik** and is bounded as under: -

EAST	WEST	SOUTH	NORTH
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Building staircase and passage	Marginal space and thereafter Colony Road	Flat Number 02 and building lift	Marginal space / open to sky
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PART II: LIST OF DOCUMENTS SUBMITTED BEFORE ME/US FOR SCRUTINY AND LEGAL OPINION: (SPECIFY THE DOCUMENTS ARE ORIGINAL OR XEROX)

1. Copy of Draft of Deed of Apartment executed by Mrs. Shobha Ramesh Kaudare in favor of Mr. Chetan Vijay Tandale
2. Copy of Gift Deed Dated 12/03/2025 registered with sub registrar office vide document serial no. NSN-5-3469/2025 dated 12/03/2025 executed by Shri Nandkishor Sakharam Sangade and Smt. Sundarbai Nandkishor Sangade, in favor of Mrs. Shobha Ramesh Kaudare
3. Copy of Deed of Apartment Dated 20/07/2015 registered with sub registrar office vide document serial no. NSN-3-4282/2015 dated 20/07/2015 executed by M/s. Dhanait Ahire Associates, through partners Shri Vitthal Karbhari Dhanait and Shri Devendra Madhukar Ahire, in favor of Shri Nandkishor Sakharam Sangade and Smt. Sundarbai Nandkishor Sangade
4. Copy of Completion Certificate no Outward no. /Jawak no./ Naravi/Panchvati/17853/2424 dated 16/10/2014 issued by Nashik Municipal Corporation in favor of M/s. Dhanait Ahire Associates
5. Copy of 7/12 Extract and Mutation.

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

1. It is observed that land in Survey Number 241/1K/1A/1/1, was owned and possessed by Shri Mohanlal Bansilal Banwat, Smt. Madanbai Parasmal Parekh, Shri Hukumchand Parasmal Parekh, and Shri Mahavir Parasmal Parekh
2. It is observed that Shri Parasmal Khetmal Parekh has expired on Dated 19/03/1983 leaving behind his legal heirs namely Smt. Madanbai Parasmal Parekh, Shri Hukumchand Parasmal Parekh, and Shri Mahavir Parasmal Parekh and accordingly the names of the legal heirs name has been entered as the owner of the said survey with the revenue records vide its mutation Entry No. 17819 Dated 28/11/2012
3. It is observed that Land Owner has applied for the conversion of the said land for the non-agriculture residential usage with the Collector of Nashik and Collector of Nashik has granted the permission for the same. 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 08 has been carve out and 7/12 extract of the plots has been separated and mutated in the name of the owners of the land vide mutation entry no. 5039 **(The said mutation entry is not legible hence NA order and Layout order is not mentioned Further the NA Order and Layout order is not available for perusal)**
4. It is observed that Shri Mohanlal Bansilal Banwat, Smt. Madanbai Parasmal Parekh, Shri Hukumchand Parasmal Parekh, and Shri Mahavir Parasmal Parekh has sold Plot 8 area admeasuring 613.15 Sq. Meters bearing Survey Number 241/1K/1A/1/1/8 to M/s. Dhanait Ahire Associates, a partnership firm through its partners Shri Vitthal Karbhari Dhanait and Shri Devendra Madhukar Ahire by way Sale Deed dated 19/12/2012 and the said deed is duly registered with the sub registrar office vide document serial no NSN-5-10569/2012 dated

19/12/2012. Basis of the said sale deed the name of the purchaser M/s. Dhanait Ahire Associates, a partnership firm through its partners Shri Vitthal Karbhari Dhanait and Shri Devendra Madhukar Ahire has been mutated with the revenue record vide mutation entry no.17946 dated 18/02/2013

5. It is observed from the perused documents, that M/s. Dhanait Ahire Associates, through its partners Shri Vitthal Karbhari Dhanait and Shri Devendra Madhukar Ahire has purchased TDR admeasuring 245.00 Sq meters in DCR certificate no 615 from Smt. Deepa Kanhaiyalal Manwani by way of TDR Sale deed to and the said TDR Sale deed is registered with the sub registrar office vide document serial no NSN-5144/2013 Dated 26/04/2013 (The said TDR Sale Deed is not available for perusal)
6. It is observed that M/s. Dhanait Ahire Associates, through its partners Shri Vitthal Karbhari Dhanait and Shri Devendra Madhukar Ahire has prepared the building plan for the construction and submitted the plan for approval with Nashik Municipal Corporation. The said plan has been approved by Nashik Municipal Corporation and has issued the commencement certificate vide letter no LND/BP/Panchvati/C-2/314/1885 dated 15/07/2013
7. It is observed that, upon completing the construction as per the approved building plan M/s. Dhanait Ahire Associates, through its partners Shri Vitthal Karbhari Dhanait and Shri Devendra Madhukar Ahire has obtained the completion of the building from Nashik Municipal Corporation vide Completion Certificate no Outward no. /Jawak no./ Naravi/Panchvati/17853/2424 dated 16/10/2014
8. It is observed that M/s. Dhanait Ahire Associates, through its partners Shri Vitthal Karbhari Dhanait and Shri Devendra Madhukar Ahire has submitted the plots and the building thereon under the provisions of the Maharashtra Flat Ownership act and accordingly has executed and registered the Deed of Declaration vide document serial no NSN-6-3232/2014, Dated 3232/2014. As per the Deed of Declaration the said building is named as '**DA - Madhu Vitthal Apartment**' Basis of the said sale deed the name of the purchaser Shri Nandkishor Sakharam Sangade and Smt. Sundarbai Nandkishor Sangade in respect of **Flat No. 03** has been mutated with the revenue record vide mutation entry no. 19659 Dated 31/05/2016
9. It is observed that M/s. Dhanait Ahire Associates, through its partners Shri Vitthal Karbhari Dhanait and Shri Devendra Madhukar Ahire has sold **Flat No. 03** having Carpet area admeasuring **71.56 Sq. Meters** and **Parking** area admeasuring **12.50 Sq. Meters situated on First Floor in the building named 'DA - Madhu Vitthal Apartment' constructed on area admeasuring 613.15 Sq. Meters** bearing **Survey Number 241/1K/1A/1/1/8/Plot/8** situated at **Village Mhasrul** within the limits of Nashik Municipal Corporation, **Taluka Nashik** and **District Nashik** to Shri Nandkishor Sakharam Sangade and Smt. Sundarbai Nandkishor Sangade by way of Deed of Apartment dated 20/07/2015 and the said deed is duly registered with the sub registrar office vide document serial no NSN-3-4282/2015 dated 20/07/2015.
10. It is observed that Shri Nandkishor Sakharam Sangade and Smt. Sundarbai Nandkishor Sangade has executed the gift deed in respect of **Flat No. 03** having Carpet area admeasuring **71.56 Sq. Meters** and **Parking** area admeasuring **12.50 Sq. Meters situated on First Floor in the building named 'DA - Madhu Vitthal Apartment' constructed on area admeasuring 613.15 Sq. Meters** bearing **Survey Number 241/1K/1A/1/1/8/Plot/8** situated at **Village Mhasrul** within the limits of Nashik Municipal Corporation, **Taluka Nashik** and **District Nashik** in favor of Smt. Shobha Ramesh Kaudare and the said Gift deed is duly registered with the sub registrar office vide document serial no NSN-5-3469/2025 dated 12/03/2025. Basis of the

said sale deed the name of the purchaser Smt. Shobha Ramesh Kaudare has been mutated with the revenue record vide mutation entry no. 30330 Dated 22/04/2025

11. It is observed that Mr. Chetan Vijay Tandale intend to purchase the **Flat No. 03** having Carpet area admeasuring **71.56 Sq. Meters** and **Parking** area admeasuring **12.50 Sq. Meters situated on First Floor in the building named 'DA - Madhu Vitthal Apartment' constructed on area admeasuring 613.15 Sq. Meters** bearing **Survey Number 241/1K/1A/1/1/8/Plot/8** situated at **Village Mhasrul** within the limits of Nashik Municipal Corporation, **Taluka Nashik** and **District Nashik** from Smt. Shobha Ramesh Kaudare by way of Deed of Apartment and accordingly the draft of the Deed of Apartment is prepared

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

1. Copy of Draft of Deed of Apartment executed by Mrs. Shobha Ramesh Kaudare in favor of Mr. Chetan Vijay Tandale
2. Copy of Gift Deed Dated 12/03/2025 registered with sub registrar office vide document serial no. NSN-5-3469/2025 dated 12/03/2025 executed by Shri Nandkishor Sakham Sangade and Smt. Sundarbai Nandkishor Sangade, in favor of Mrs. Shobha Ramesh Kaudare
3. Copy of Deed of Apartment Dated 20/07/2015 registered with sub registrar office vide document serial no. NSN-3-4282/2015 dated 20/07/2015 executed by M/s. Dhanait Ahire Associates, through partners Shri Vitthal Karbhari Dhanait and Shri Devendra Madhukar Ahire, in favor of Shri Nandkishor Sakham Sangade and Smt. Sundarbai Nandkishor Sangade
4. Copy of Completion Certificate no Outward no. /Jawak no./ Naravi/Panchvati/17853/2424 dated 16/10/2014 issued by Nashik Municipal Corporation in favor of M/s. Dhanait Ahire Associates
5. Copy of 7/12 Extract and Mutation

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	: - MH010218145202627E
Search Conducted Years	: - 2013 to 2026
Name of the Advocate / Searcher	: - Adv. James M Kamble
Search Report Date	: - 15/09/2026
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, **Mr. Chetan Vijay Tandale and Mrs. Shital Chetan Tandale** shall have a valid, clear, marketable and unencumbered title in respect of the property stated above and **subject to execution and registration of Deed of Apartment.**

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co borrower **Mr. Chetan Vijay Tandale and Mrs. Shital Chetan Tandale**. 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 Registered Deed of Apartment executed by Mrs. Shobha Ramesh Kaudare in favor of Mr. Chetan Vijay Tandale along with registration receipt and Index-II
- 2. Original Gift Deed Dated 12/03/2025 registered with sub registrar office vide document serial no. NSN-5-3469/2025 dated 12/03/2025 executed by Shri Nandkishor Sakharam Sangade and Smt. Sundarbai Nandkishor Sangade, in favor of Mrs. Shobha Ramesh Kaudare along with registration receipt and Index-II
- 3. Original Deed of Apartment Dated 20/07/2015 registered with sub registrar office vide document serial no. NSN-3-4282/2015 dated 20/07/2015 executed by M/s. Dhanait Ahire Associates, through partners Shri Vitthal Karbhari Dhanait and Shri Devendra Madhukar Ahire, in favor of Shri Nandkishor Sakharam Sangade and Smt. Sundarbai Nandkishor Sangade along with registration receipt and Index-II
- 4. Latest Original / Digitally Signed 7/12 Extract.

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

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,

KAMBLE JAMES
MADHUKAR

Digitally signed by
KAMBLE JAMES
MADHUKAR
Date: 2026.09.15 18:12:32
+05'30'

Advocate
James M Kamble

SEARCH REPORT

I/We taken the search with the sub registrar offices through online Web portal vide receipt no - MH010218145202627E dated 15/09/2026 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

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)
2014	Deed of Declaration	'DA - Madhu Vitthal Apartment' constructed on area admeasuring 613.15 Sq. Meters bearing Survey Number 241/1K/1A/1/1/8/Plot/8 situated at Village Mhasrul within the limits of Nashik Municipal Corporation, Taluka Nashik and District Nashik	M/s. Dhanait Ahire Associates, through its partners Shri Vitthal Karbhari Dhanait and Shri Devendra Madhukar Ahire	Nil	NSN-6-3232/2014, Dated 3232/2014	Nil
2015	Deed of Apartment	Flat No. 03 having Carpet area admeasuring 71.56 Sq. Meters and Parking area admeasuring 12.50 Sq. Meters situated on First Floor in the building named 'DA - Madhu Vitthal Apartment' constructed on area admeasuring 613.15 Sq.	M/s. Dhanait Ahire Associates, through its partners Shri Vitthal Karbhari Dhanait and Shri Devendra Madhukar Ahire	Shri Nandkishor Sakharam Sangade and Smt. Sundarbai Nandkishor Sangade	Shri Nandkishor Sakharam Sangade and Smt. Sundarbai Nandkishor Sangade	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)
		Meters bearing Survey Number 241/1K/1A/1/1/8/Plot/8 situated at Village Mhasrul within the limits of Nashik Municipal Corporation, Taluka Nashik and District Nashik				
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	
2024	Nil	Nil	Nil	Nil	Nil	Nil
2025	Gift Deed	Flat No. 03 having Carpet area admeasuring 71.56 Sq. Meters and Parking area admeasuring 12.50 Sq. Meters situated on First Floor in the building named 'DA - Madhu Vitthal Apartment' constructed on area	Shri Nandkishor Sakharam Sangade and Smt. Sundarbai Nandkishor Sangade	Smt. Shobha Ramesh Kaudare	NSN-5-3469/2025 dated 12/03/2025	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)
		admeasuring 613.15 Sq. Meters bearing Survey Number 241/1K/1A/1/1/8/Plot/8 situated at Village Mhasrul within the limits of Nashik Municipal Corporation, Taluka Nashik and District Nashik				
2026	Nil	Nil	Nil	Nil	Nil	Nil

Yours Faithfully,

KAMBLE
JAMES
MADHUKAR

Digitally signed by
KAMBLE JAMES
MADHUKAR
Date: 2026.09.15
18:12:07 +05'30'

Advocate

James M Kamble