



GRN MH010850979202627E		BARCODE 		Date 25/09/2026-12:40:26		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Search Fee Other Items				TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name		Nikhil Nandkishor Pawar	
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.	69103332026092511030 3006476988	
Cheque/DD No.				Bank Date	RBI Date	25/09/2026-12:41:18 Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Mobile No. : XXXXXX8880

Department ID : 802893633 Mobile NO. : 802893633

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

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सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

MH010850979202627E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
25 Sep 2026	Receipt	Receipt no.: 1115492496
	Name of the Applicant :	Nikhil Nandkishor Pawar
	Details of property of which document has to be searched :	Dist :Nashik Village :Chunchale S.No/CTS No/G.No. : 25
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH010850979202627E		
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 '.		



NIKHIL PAWAR
& ASSOCIATES
ADVOCATES



ADV. NIKHIL N. PAWAR

B.S.L.L.B., B.COM., DCL., DHR., DIPR.

☎ 9225818880 ☎ 0253 -2504666 ✉ advnikhilpawar89@gmail.com

LEGAL SCRUTINY REPORT

LAN No: 77000348472

Date: 25.09.2026

To,
ICICI Home Finance Company Ltd.
Nashik.

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of Mr. Arvind Rajendra Paithankar, Mr. Rajendra Shivaji Paithankar and Suneeta R Paithankar

PART I: PROPERTY DETAILS:

- 1. Name of the Applicant/Borrower/s: Mr. Arvind Rajendra Paithankar**
- 2. Name of the Co-applicant/s: (if any): Mr. Rajendra Shivaji Paithankar and Suneeta R Paithankar**
- 3. Type of Loan: BALANCE TRANSFER + TOP UP**
- 4. Purpose of Loan: BALANCE TRANSFER + TOP UP**
- 5. Name of the Property Owner/s: Mr. Rajendra Shivaji Paithankar**
- 6. Description of the Property (with Boundaries):** All that piece and parcel of the property bearing **Row House No. 02** having built up area admeasuring **29.63 Sq. Meters** in the Row House Scheme known as "**ASHTVINAYAK APARTMENT C**" constructed on **Plot No. 05** having area admeasuring **396.00 Sq. Meters**, **Plot No. 06** having area admeasuring **396.00 Sq. Meters**, **Plot No. 07** having area admeasuring **396.00 Sq. Meters** and **Plot No. 08** having area admeasuring **418.0 Sq. Meters** out of **Survey No. 25/A/1** (bearing **CTS No. 661 to 664**) situated at **Mauje Chunchale** within the limits of Nashik Municipal Corporation Tal and Dist – **Nashik** bounded as under

Row House No. 02

East : Row House No. 01
West : Row House No. 03
South : Gat No. 25B
North : 9 Meter Colony Road

- 7. Nature / Status of the Property: Freehold**
- 8. Type of Property: Residential**

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



1.	List of Document issued by IKF Home Finance Limited dated 31.08.2026	Photocopy
2.	Deed of Apartment executed by Swil Limited through GPA Holder Anant Land Developers through Prop. Kisanlal Dagaduram Ostwal in favour of Mr. Rajendra Shivaji Paithankar in respect of Row House No. 02 having built up area admeasuring 29.63 Sq. Meters in the Row House Scheme known as "ASHTVINAYAK APARTMENT C" which is registered in the office of Sub-Register Nashik - 4 at Sr. No. 5110/2007 dated 18.08.2007.	Photocopy
3.	Building Completion Certificate vide its No. JAVAK NO./ NAGAR RACHNA/ 002927 (SATPUR) dated 20.08.2001.	Photocopy
4.	General Power of Attorney executed by Swil Limited through President Mr. Ratanlal Kediya (Previously known as M/s. Shalimar Wire Industry Limited) through GPA holder Mr. Gopal Keshav Jadhav in favour of Anant Land Developers through Prop. Kisanlal Dagaduram Ostwal in respect of Plot No. 05 having area admeasuring 396.00 Sq. Meters, Plot No. 06 having area admeasuring 396.00 Sq. Meters, Plot No. 07 having area admeasuring 396.00 Sq. Meters and Plot No. 08 having area admeasuring 418.0 Sq. Meters out of Survey No. 25/A/1 which is registered in the office of Sub-Register Nashik - 1 at Sr. No. 17030/2000 dated 30.12.2000.	Photocopy
5.	Correction Deed executed by M/s. Shalimar Wire Industry Limited, Satpur through GPA Holder Anant Land Developers through Prop. Kisanlal Dagaduram Ostwal in favour of Mr. Rajendra Shivaji Paithankar in respect of Row House No. 02 having built up area admeasuring 29.63 Sq. Meters in the Row House Scheme known as "ASHTVINAYAK APARTMENT C" which is registered in the office of Sub-Register Nashik - 1 at Sr. No. 2309/2011 dated 23.03.2011.	Photocopy
6.	Development Agreement executed by Swil Limited through President Mr. Ratanlal Kediya (Previously known as M/s. Shalimar Wire Industry Limited) through GPA holder Mr. Gopal Keshav Jadhav in favour of Anant Land Developers through Prop. Kisanlal Dagaduram Ostwal in respect of Plot No. 05 having area admeasuring 396.00 Sq. Meters, Plot No. 06 having area admeasuring 396.00 Sq. Meters, Plot No. 07 having area admeasuring 396.00 Sq. Meters and Plot No. 08 having area admeasuring 418.0 Sq. Meters out of Survey No. 25/A/1 which is registered in the office of Sub-Register Nashik - 1 at Sr. No. 17029/2000 dated 30.12.2000.	Photocopy
7.	Agreement for Sale executed by Anant Land Developers through Prop. Kisanlal Dagaduram Ostwal in favour of Mr. Rajendra Shivaji Paithankar in respect of Row House No. 02 having built up area admeasuring 29.63 Sq. Meters in the Row House Scheme known as "ASHTVINAYAK APARTMENT C" which is registered in the office of Sub-Register Nashik - 1 at Sr. No. 1836/2001 dated 08.03.2001.	Photocopy
8.	Building Commencement Certificate vide its No. LND/ BP/ B2/ CD/ 1020 dated 23.10.2000.	Photocopy
9.	7/12 Extract dated 26.09.2026.	Photocopy

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

- 1) NA permission No. RD/ III/ LNA/ SR/ 363/ 82 dated 20.08.1982.
- 2) Layout Order No. RP/ CHUNCHALE, BINSHETI dated 14.07.1982.
- 3) Previously, Plot No. 05 having area admeasuring 396.00 Sq. Meters, Plot No. 06 having area admeasuring 396.00 Sq. Meters, Plot No. 07 having area admeasuring



396.00 Sq. Meters and Plot No. 08 having area admeasuring 418.0 Sq. Meters out of Survey No.25/A/1 was owned and possessed by M/s. Shalimar Wire Industry Limited.

- 4) It appears from record that Development Agreement executed by Swil Limited through President Mr. Ratanlal Kediya (Previously known as M/s. Shalimar Wire Industry Limited) through GPA holder Mr. Gopal Keshav Jadhav in favour of Anant Land Developers through Prop. Kisanlal Dagaduram Ostwal in respect of Plot No. 05 having area admeasuring 396.00 Sq. Meters, Plot No. 06 having area admeasuring 396.00 Sq. Meters, Plot No. 07 having area admeasuring 396.00 Sq. Meters and Plot No. 08 having area admeasuring 418.0 Sq. Meters out of Survey No. 25/A/1 which is registered in the office of Sub-Register Nashik – 1 at Sr. No. 17029/2000 dated 30.12.2000.
- 5) It appears from record that General Power of Attorney executed by Swil Limited through President Mr. Ratanlal Kediya (Previously known as M/s. Shalimar Wire Industry Limited) through GPA holder Mr. Gopal Keshav Jadhav in favour of Anant Land Developers through Prop. Kisanlal Dagaduram Ostwal in respect of Plot No. 05 having area admeasuring 396.00 Sq. Meters, Plot No. 06 having area admeasuring 396.00 Sq. Meters, Plot No. 07 having area admeasuring 396.00 Sq. Meters and Plot No. 08 having area admeasuring 418.0 Sq. Meters out of Survey No. 25/A/1 which is registered in the office of Sub-Register Nashik – 1 at Sr. No. 17030/2000 dated 30.12.2000.
- 6) It appears from record that M/s. Shalimar Wire Industry Limited through GPA Anant Land Developers through Prop. Kisanlal Dagaduram Ostwal prepared building plan in respect of Plot No. 05 having area admeasuring 396.00 Sq. Meters, Plot No. 06 having area admeasuring 396.00 Sq. Meters, Plot No. 07 having area admeasuring 396.00 Sq. Meters and Plot No. 08 having area admeasuring 418.0 Sq. Meters out of Survey No. 25/A/1 which was sanctioned by NMC Nashik vide its Building Commencement Certificate vide its No. LND/ BP/ B2/ CD/ 1020 dated 23.10.2000. Thereafter Land owner started construction over the said land.
- 7) It appears from record that Agreement for Sale executed by Anant Land Developers through Prop. Kisanlal Dagaduram Ostwal in favour of Mr. Rajendra Shivaji Paithankar in respect of Row House No. 02 having built up area admeasuring 29.63 Sq. Meters in the Row House Scheme known as “ASHTVINAYAK APARTMENT C” which is registered in the office of Sub-Register Nashik – 1 at Sr. No. 1836/2001 dated 08.03.2001.
- 8) Accordingly NMC Nashik issued Building Completion Certificate vide its No. JAVAK NO./ NAGAR RACHNA/ 002927 (SATPUR) dated 20.08.2001.
- 9) It appears from record that Deed of Declaration executed by Swil Limited through President Mr. Ratanlal Kediya (Previously known as M/s. Shalimar Wire Industry Limited) through GPA holder Mr. Gopal Keshav Jadhav in favour of Apatyment Holders in respect of the Row House Scheme known as “ASHTVINAYAK APARTMENT C” constructed on Plot No. 05 having area admeasuring 396.00 Sq. Meters, Plot No. 06 having area admeasuring 396.00 Sq. Meters, Plot No. 07 having area admeasuring 396.00 Sq. Meters and Plot No. 08 having area admeasuring 418.0 Sq. Meters out of Survey No. 25/A/1 situated at Mauje Chunchale which is registered in the office of Sub-Register Nashik – 4 at Sr. No. 7561/2003 dated 17.12.2003.



- 10) It appears from record that Deed of Apartment executed by Swil Limited through GPA Holder Anant Land Developers through Prop. Kisanlal Dagaduram Ostwal in favour of Mr. Rajendra Shivaji Paithankar in respect of Row House No. 02 having built up area admeasuring 29.63 Sq. Meters in the Row House Scheme known as "ASHTVINAYAK APARTMENT C" which is registered in the office of Sub-Register Nashik – 4 at Sr. No. 5110/2007 dated 18.08.2007.
- 11) It appears from record that Correction Deed executed by M/s. Shalimar Wire Industry Limited, Satpur through GPA Holder Anant Land Developers through Prop. Kisanlal Dagaduram Ostwal in favour of Mr. Rajendra Shivaji Paithankar in respect of Row House No. 02 having built up area admeasuring 29.63 Sq. Meters in the Row House Scheme known as "ASHTVINAYAK APARTMENT C" which is registered in the office of Sub-Register Nashik – 1 at Sr. No. 2309/2011 dated 2309/2011 dated 22.03.2011 (*The said Correction Deed was registered to rectify the Swil Limited which was corrected as M/s. Shalimar Wire Industry Limited, Satpur.*)
- 12) It appears from record that Mr. Arvind Rajendra Paithankar and Mr. Rajendra Shivaji Paithankar had availed loan facility from IKF Home Finance Limited in respect of Row House No. 02 having built up area admeasuring 29.63 Sq. Meters in the Row House Scheme known as "ASHTVINAYAK APARTMENT C" by way of Equitable Mortgage Deed **which is still valid and subsisting**. Accordingly, List of Document issued by IKF Home Finance Limited dated 31.08.2026.

PART IV: 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
- 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? N.A years (remaining period)
- 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? NO
- 5.17 Whether POA as recorded in 5.15 is registered? NO
- 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 are 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
Search Report Details: - **MH010850979202627E**
Search Conducted Years: **13 years**
Name of the Advocate / Searcher: **ADV. NIKHIL N PAWAR**
Search Report Date: **25.09.2026.**
Note: **Subject to charge of IKF Home Finance Limited**
- 5.21 Whether EC is obtained? NO
EC Details: -N.A
No. of Years EC Obtained: N.A
Any Encumbrance to Specify: **Subject to charge of IKF Home Finance Limited**
EC Applied by: N.A

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. Rajendra Shivaji Paithankar** has/would derive a valid, clear, marketable and unencumbered title in the property/ies stated above **subject to charge of IKF Home Finance Limited**

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower **Mr. Arvind Rajendra Paithankar, Mr. Rajendra Shivaji Paithankar and Suneeta R Paithankar**

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. ***Current digital / Certified 7/12 extract.***
2. ***Original List of Document issued by IKF Home Finance Limited dated 31.08.2026***

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

1. ***Original Correction Deed executed by M/s. Shalimar Wire Industry Limited, Satpur through GPA Holder Anant Land Developers through Prop. Kisanlal Dagaduram Ostwal in favour of Mr. Rajendra Shivaji Paithankar in respect of Row House No. 02 having built up area admeasuring 29.63 Sq. Meters in the Row House Scheme known as "ASHTVINAYAK APARTMENT C" which is registered in***



the office of Sub-Register Nashik - 1 at Sr. No. 2309/2011 dated 2309/2011 dated 22.03.2011 along with RR.

- 2. Original Deed of Apartment executed by Swil Limited through GPA Holder Anant Land Developers through Prop. Kisanlal Dagaduram Ostwal in favour of Mr. Rajendra Shivaji Paithankar in respect of Row House No. 02 having built up area admeasuring 29.63 Sq. Meters in the Row House Scheme known as "ASHTVINAYAK APARTMENT C" which is registered in the office of Sub-Register Nashik - 4 at Sr. No. 5110/2007 dated 18.08.2007 along with RR*
- 3. Original Agreement for Sale executed by Anant Land Developers through Prop. Kisanlal Dagaduram Ostwal in favour of Mr. Rajendra Shivaji Paithankar in respect of Row House No. 02 having built up area admeasuring 29.63 Sq. Meters in the Row House Scheme known as "ASHTVINAYAK APARTMENT C" which is registered in the office of Sub-Register Nashik - 1 at Sr. No. 1836/2001 dated 08.03.2001 along with RR*
- 4. Original No Dues Certificate issued by IKF Home Finance Limited.*

REMARKS (if any): - NIL

**NIKHIL
NANDKISH
OR PAWAR**

**Yours Faithfully,
Advocate**

Digitally signed by NIKHIL
NANDKISHOR PAWAR
DN: c=IN, o=Personal,
2.5.4.20=2C75E152F5A9EB56957EBF0
B6D1CD4C5A363ABD1186C2035650
CB9268C428A7, postalCode=422013,
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serialNumber=638EB3AAF163FAF981
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Date: 2026.09.30 19:28:47 +05'30'