



Adv. Sushama Pradeep Padole

B.Sc,LL.B.

Flat No : 401, Ruchai Apartment, Pattewar colony,
old AUSA road, Latur - 413512. Cell : 94224 68029
Email : advsushamapadole@gmail.com

Legal Advisor

* Bank of India

* Bank of Baroda

* LIC of India

* Buldhana Urban Co-op.

Credit Society Ltd. Branch Latur

Date: 29.09.2026

TITLE SEARCH REPORT

To,
Credit Manager,
ICICI HOME FINANCE CO. LTD.
Br. Latur,
APP. ID. NO. 77000350289

Type of Case: **Regular HL (BT – Top-up)**

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of **Rajkumar Somling Dhudhnale**

PART I: PROPERTY DETAILS:

1: NAME OF THE APPLICANT/ BORROWERS	: Rajkumar Somling Dhudhnale R/o. Umerga
2: NAME OF THE CO-APPLICANT/SBORROWER/S	: 1. Vaishali Rajkumar Dhudhnale R/o. Umerga
3: TYPE OF LOAN	: Regular HL (BT – Top-up)
4: NAME OF THE PROPERTY OWNER/S	: Vaishali Raghunath Dhudhnale R/o. Majge Nagar, Latur

6: DESCRIPTION OF THE PROPERTY: (with Boundaries):-

All piece and parcel of property, **Flat No.1705**, adm. carpet area 52.06 Sqm., Dry Balcony adm.2.03 Sqm., Balcony adm. 3.40 Sqm. 17th floor, Tower T-6 in the housing project known as Joyville Hadapsar Annexe Phase 2nd with one parking space No. CS-53, constructed over part of piece and parcel of land bearing new Survey No. 6/7/9/10/6 (part) corresponding to Sy. No.6/1 to 6/6, 7/2/1 (Part), 7/2/2, 9/1,9/2, 9/5/9/6, 9/7/1,9/7/2,9/8 to 9/20, 9/23/A, 9/23/B, 9/2 to 9/41,10/1 to 10/8 and 10/10 to 10/16, situate, lying and being at Village Shewalwadi (old Village Fursungi), Taluka Haveli, District Pune.The said flat bounded as under-

East- Open to sky
West- Flat no. 04
South- Side Margin
North- Open to sky

7: Nature/Status of the Property : Residential

Document certified by SUSHAMA PRADEEP PADOLE

<ADV.SUSHAMAPADOLE7@GMAIL.COM>

SUSHAMA PRADEEP PADOLE
I have reviewed this document
Latur
29.09.2026 21:12

8: Type of Property

: Freehold

PART II: LIST OF DOCUMENTS SUBMITTED BEFORE MEJUS FOR SCRUTINY AND LEGAL OPINION

- 1) Reg. Aggrement to sale No. 9050/2021 dt.30.08.2021
- 2) Copy of NOC to mortgage dt.27.01.2026
- 3) Copy of NO Dues certificate dt.14.09.2025
- 4) Copy of Possession letter dt.14.09.2025
- 5) Copy of Part occupancy certificate dt.05.06.2025
- 6) Copy of Index II of NOI No. 3217/2025 dt.30.08.2025
- 7) Copy of supplemental agreement No.23119 dt.30.12.2024
- 8) NOC of Bajaj Housing Finance dt.16.01.2026
- 9) Copy of POA 14390/2019 DT. 08.08.2019
- 10) Copy of Aggrement to sale no. 9050/2021 dt.30.08.2025
- 11) Copy of RERA Registration dt.17.10.2024
- 12) Copy of M.E No. 2370 dt.18.02.2022
- 13) Copy of Development agreement 14388/2019 dt.08.08.2019
- 14) Copy of N.A. Order dt.10.04.2019
- 15) Copy of M.E. No.25800 dt.29.11.2011
- 16) Deed of confirmation No.2347/2009 dt.19.06.2009
- 17) Copy of LOD of Adhar Housing Finance dt.13.02.2026

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

- A) That, I have verified, scrutinized and gone through the revenue and sub registrar record of Sy. No.6/1 to 6/6, 7/2/1 (Part), 7/2/2, 9/1,9/2, 9/5/9/6, 9/7/1,9/7/2,9/8 to 9/20, 9/23/A, 9/23/B, 9/2 to 9/41,10/1 to 10/8 and 10/10 to 10/16 of village Shevalewadi, Tq. Haveli, Dist. Pune
- B) On perusal of the title documents and revenue records , it appears that Manjri Horse Breeders Farm Private Limited ("MHBFP") acquired the properties (forming part of the Larger Property) at Village Shewalwadi (old Village Fursungi), Taluka Haveli, District Pune. The properties were originally owned, held, and operated by The Manjri Stud Farm Private Limited as part of its Stud Farm Undertaking.
- C) Pursuant to a Scheme of Arrangement under the Companies Act, 1956, the Stud Farm Undertaking was demerged and transferred to Manjri Horse Breeders' Farm Private Limited, which was sanctioned by the Hon'ble High Court of Judicature at Bombay on April 11, 2008.
- D) Upon this High Court order, all rights, legal title, assets, and actual possession of the properties were completely transferred and permanently vested in Manjri Horse Breeders' Farm Private Limited as the absolute owner.
- E) To formally confirm this transfer and facilitate revenue mutation, the Deed of Transfer Confirmation was executed and registered on June 29, 2009, confirming Manjri Horse Breeders' Farm Private Limited as the sole legal owner in public records.

Document certified by SUSHAMA PRADEEP PADOLE
 <ADV.SUSHAMAPADOLE7@GMAIL.COM>
 SUSHAMA PRADEEP PADOLE
 I have reviewed this document
 Latur
 29.09.2026 21:12

- F) Under Document No. 14388/2019, Manjri Horse Breeders' Farm grants exclusive development rights and an irrevocable Power of Attorney to Joyville Shapoorji Housing for 1,68,800 sq. meters of land in Village Shewalwadi, Pune. Total consideration is set at ₹155 Crore if the MRTD Sec 20(4) Notification publishes within six months, or ₹135.45 Crore if it does not, with ₹8.1 Crore held back for title clearings and pending litigation. Developer handles all construction and RERA liabilities, while the Landowner is bound to execute final unit/society conveyance deeds upon full payment
- G) This Power of Attorney, registered on August 8, 2019, is an irrevocable agreement executed by Manjri Horse Breeders' Farm Private Limited in favor of Joyville Shapoorji Housing Private Limited. It grants the developer full legal authority to obtain sanctions, construct, finance, and sell properties across a ~168,800 sq. meter land development project in Shewalwadi, Pune.
- H) By and under a Development Agreement dated 13.05.2022 (Reg. No. HVL-11-10750-2022), MHBFPPL granted development rights in respect of inter alia the said Property along with the benefit of right of way and development potential in favour of **Joyville Shapoorji Housing Private Limited ("JSHPL")**. On the same date, MHBFPPL executed a Power of Attorney dt.13.05.2022 (Reg. No. HVL-11-10752 of 2022) constituting JSHPL as its attorney.
- I) Pursuant to Non-Agricultural K.J.P. letter dated 23rd June, 2022 and Order dated 5th July, 2022 passed by the Tehsildar Haveli, various old survey numbers including Old Survey Nos. 6/2, 6/3, 6/4, 6/5, 6/6, 7/2/1, and 7/2/2 were amalgamated to form **New Survey No. 6/7/9/10/6** vide ME No. 2370 dt.12.08.2022. The 7/12 extracts of the old survey numbers were closed, and a new 7/12 extract was issued in respect of New Survey No. 6/7/9/10/6 in the name of MHBFPPL as holder under Occupancy Class-I.
- J) As per Architect's Letter dated 20th September, 2022, New Survey No. 6/7/9/10/6 (part) admeasuring 36,593 sq. meters (whereon 'Hadapsar Phase II' is being developed) corresponds to old Survey Nos. 6/2(part), 6/3(part), 6/4(part), 6/5(part), 6/6(part), 7/2/1(part), and 7/2/2(part).
- K) Thereafter, by and under a Supplemental Agreement dated 30th December, 2024 (Reg. No. HVL-11-23119-2024), executed between MHBFPPL (Landowner) and JSHPL (Developer), MHBFPPL granted JSHPL the absolute, irrevocable, and unencumbered right to exploit and consume the development potential in respect of the Property. In furtherance thereof, MHBFPPL executed a Power of Attorney dated 30th December, 2024 (Reg. No. HVL-11-23120 of 2024) in favour of JSHPL.
- L) By and under an Agreement for Sale dated 30th August, 2021 (duly registered with Sub-Registrar Haveli 7 under Document No. 9050/2021), **Joyville Shapoorji Housing Private Limited** (Developer/Promoter) through its authorized signatory and **Manjri Horse Breeders Farm Private Limited** (Landowner Promoter) agreed to sell, transfer, and convey Flat No. 1705, on the 17th Floor in Tower T6 (Joyville Hadapsar Annexe Phase 11), admeasuring carpet area 52.06 Sq. Mtrs. (560.37 Sq. Ft.) along with dry balcony, balcony, and one covered parking space, constructed on Survey Nos. 6 (part), 7 (part), ~~9 (part), 10 (part)~~ at

Village Shewalwadi, Taluka Haveli, District Pune, to **Vaishali Rajkumar Dudhanale** and **Rajkumar Somling Dudhanale** for total consideration of Rs. 48,63,464/-.

- M) The Pune Metropolitan Region Development Authority (PMRDA) granted Part Occupancy Certificate vide Approval No. PMRDA/PO/2025/APL/00007 dated 05th June, 2025, in respect of Building/Tower T6, T7, and T16 situated at Mouje Shewalwadi, Taluka Haveli, District Pune.
- N) On 14th September, 2025, Joyville Shapoorji Housing Private Limited issued a No Due Certificate certifying receipt of full consideration and charges amounting to Rs. 55,25,953/- (including GST and other charges) from Vaishali Rajkumar Dudhanale and Rajkumar Somling Dudhanale in respect of Flat No. 1705.
- O) On 14th September, 2025, Joyville Shapoorji Housing Private Limited issued a Possession Letter handing over physical possession of Flat No. 1705 in Tower T6 along with keys to Vaishali Rajkumar Dudhanale and Rajkumar Somling Dudhanale, and also issued a Parking Letter allotting Parking Space No. CS-53 incidental to the said Flat.
- P) By and under a Notice of Intimation regarding mortgage by way of deposit of Title Deed dated 29th August, 2025 (filed on 30th August, 2025 vide Filing No. 3217/2025 with Joint S.R. Haveli 22), Vaishali Rajkumar Dudhanale and Rajkumar Somling Dudhanale mortgaged the said Flat No. 1705 with **Bajaj Housing Finance Ltd.** to secure a loan amount of Rs. 28,40,656/- NOC dt. 16.01.2026 issued by Bajaj Housing Finance Ltd Br. Pune, reflected that both of them repaid said loan amount and the property released.
- Q) On 27th January, 2026, Joyville Shapoorji Housing Private Limited issued a No Objection Certificate / Permission to Mortgage in favour of **Aadhar Housing Finance Limited (AHFL)** for granting loan facilities to Vaishali Rajkumar Dudhanale and Rajkumar Somling Dudhanale against Flat No. 1705.
- R) On perusal of the revenue, municipal, sub-registrar, and search records, **Vaishali Rajkumar Dudhanale** and **Rajkumar Somling Dudhanale** are the present owners/title holders of Flat No. 1705, subject to the mortgage/encumbrance created in favour of the financing institution.
- S) On perusal of the revenue, sub-registrar, and search records, it appears that **Manjri Horse Breeders Farm Private Limited** is the owner of the Property, and the development rights of **Joyville Shapoorji Housing Private Limited** in respect of the Property are clear and marketable.
- T) Under search I found that following litigations are pending in the Court.
- Special Civil Suit No. 32 of 2009 has been filed before Hon'ble Civil Judge, Senior Division, Pune, by Jayashree Kank and Others against the Manjri Stud Farm Private Limited (TMSFPL) and others.
 - (b) Civil Writ Petition No. 1311 of 2019 has been filed before the Hon'ble High Court of Bombay by Vishranti Ramdas Mane and Others against TMSFPL and others.

Document verified by SUSHAMA PRADEEP PADOLE
 <ADV.SUSHAMAPADOLET@GMAIL.COM>
 SUSHAMA PRADEEP PADOLE
 I have reviewed this document
 Latur
 29.09.2026 21:12

- c. (c) Appeal bearing No. RTS/2/A704 of 2021 filed before the Hon'ble Additional Collector, Pune, by Vishranti Ramdas Mane against MHBFP
- u) Under search I found that **Vaishali Rajkumar Dudhanale** and **Rajkumar Somling Dudhanale** availed loan and mortgaged said flat with Adhar Housing Finance Ltd. through equitable mortgage.
- v) On Perusal of Sub registrar, and CTS Record it reflected that, **Vaishali Raghunath Dhudhnale** is absolute owner and possessor of Said flat, **subject to decision of court and NOC from Adhar Housing Finance.**

PART IV: EVIDENCE OF THE TITLE OF PROPERTY

1. Reg. Agreement to sale No. 9050/2021 DT. 30.08.2021

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: **No.**
- 5.6 Whether all original documents for last 13 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? Years (remaining period): **Said property is not lease property.**
- 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 (PGA) holder of the original landowner in favor of the loan applicant: **No.**
- 5.16 whether the said POA holder has/had authority to sell the property under PGA: **No/Yes**
- 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: **Not Applicable**
- 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:- **Not Applicable.**

5.20 Whether Search Report is obtained and submitted? **Yes**

Search Report Details:-

Search Conducted Years: **2014 to 2065.**Name of the Advocate/Searcher: **Adv. Sushama P. Padole**Search Report Date: **12.09.2026**

Note: Not Applicable.

5.21 Whether EC is obtained? **No.**EC Details:- **Not Applicable.**No. of Years EC Obtained: **Not Applicable.**Any Encumbrance to Specify: **Mentioned above.**EC Applied by: **Nil****PART VI: CERTIFICATE:**

I/We further certify that, **Vaishali Raghunath Dhudhnale** have valid, clear and marketable. The mortgage if created will create enforceable security interests in favor of ICICI HFC for the liability of the intending Borrower/Co borrower. The following original documents to be collected by ICICI HFC for creation of **Equitable mortgage** of the said property.

In view of the foregoing. (/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 registered/equitable mortgage.

Following documents needs to be submitted prior to disbursal of loan/at the time of disbursement of the loan:-

- 1) Reg. Aggrement to sale No. 9050/2021 dt.30.08.2021 **(Original)**
- 2) NOC to mortgage dt.27.01.2026 **(Original)**
- 3) NO Dues certificate dt.14.09.2025**(Original)**
- 4) Possession letter dt.14.09.2025**(Original)**
- 5) NOC of Bajaj Housing Finance dt.16.01.2026 **(Digital)**
- 6) Index II of NOI No. 3217/2025 dt.30.08.2025 **(Digital)**
- 7) Supplemental agreement No.23119 dt.30.12.2024 **(Photocopy)**
- 8) Part occupancy certificate dt.05.06.2025**(Digital)**
- 9) Index II of NOI No. 3217/2025 dt.30.08.2025**(Digital)**
- 10) POA 14390/2019 DT. 08.08.2019**(Photocopy)**
- 11) Aggrement to sale no. 9050/2021 dt.30.08.2025**(Photocopy)**
- 12) RERA Registration dt.17.10.2024**(Photocopy)**
- 13) M.E No. 2370 dt.18.02.2022**(Photocopy)**
- 14) Development agreement 14388/2019 dt.08.08.2019**(Photocopy)**

Document certified by SUSHAMA PRADEEP PADOLE
 <ADV.SUSHAMAPADOLE7@GMAIL.COM>
 SUSHAMA PRADEEP PADOLE
 I have reviewed this document
 Latur
 29.09.2026 21:12



- 15) N.A. Order dt.10.04.2019(Photocopy)
- 16) M.E. No.25800 dt.29.11.2011(Photocopy)
- 17) Deed of confirmation No.2347/2009 dt.19.06.2009
- 18) NOC from Adhar Housing Finance (Original)

Following documents are required at the time of disbursal: (if any):-

- 1) Reg. Aggrement to sale No. 9050/2021 dt.30.08.2021 (Original)
- 2) NOC to mortgage dt.27.01.2026 (Original)
- 3) NO Dues certificate dt.14.09.2025(Original)
- 4) Possession letter dt.14.09.2025(Original)
- 5) NOC of Bajaj Housing Finance dt.16.01.2026 (Digital)
- 6) Part occupancy certificate dt.05.06.2025(Digital)
- 7) Index II of NOI No. 3217/2025 dt.30.08.2025(Digital)
- 8) POA 14390/2019 DT. 08.08.2019(Photocopy)
- 9) Aggrement to sale no. 9050/2021 dt.30.08.2025(Photocopy)
- 10) RERA Registration dt.17.10.2024(Photocopy)
- 11) M.E No. 2370 dt.18.02.2022(Photocopy)
- 12) Development agreement 14388/2019 dt.08.08.2019(Photocopy)
- 13) N.A. Order dt.10.04.2019(Photocopy)
- 14) M.E. No.25800 dt.29.11.2011(Photocopy)
- 15) NOC from Adhar Housing Finance (Original)

Remarks- If Any – No

Challan No. MH.....

Date -

**Yours Faithfully,
Adv. Sushama P. Padole
Latur**