



CHALLAN
MTR Form Number-6



GRN	MH01172963202627E	BARCODE			Date	30/09/2026-17:05:25		Form ID		
Department Inspector General Of Registration					Payer Details					
Search Fee					TAX ID / TAN (If Any)					
Type of Payment Other Items					PAN No.(If Applicable)					
Office Name NSK1_HQR SUB REGISTRAR NASHIK 1					Full Name		ADV NIKHIL N PAWAR			
Location NASHIK										
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		NASHIK			
					Town/City/District					
					PIN					
					Remarks (If Any)					
					Flat No. 501 F Wing BAIT E MUHAMMAD Survey No. 3/1/5/2 to 3/1/8/2					
					Wadala					
					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.	69103332026093016402		3007169886	
Cheque/DD No.					Bank Date	RBI Date	30/09/2026-17:06:21		Not Verified with RBI	
Name of Bank					Bank-Branch		IDBI BANK			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. : XXXXXX8880

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.



NIKHIL PAWAR
& ASSOCIATES
ADVOCATES



ADV. NIKHIL N. PAWAR

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

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LEGAL SCRUTINY REPORT

LAN No: 77000362640

Date: 30.09.2026

To,
ICICI Home Finance Company Ltd.
Nashik.

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of Mr. Nishar Sajjan Shaikh and Mrs. Shabnam Nishar Shaikh

PART I: PROPERTY DETAILS:

1. **Name of the Applicant/Borrower/s: Mr. Nishar Sajjan Shaikh**
2. **Name of the Co-applicant/s: (if any): Mrs. Shabnam Nishar Shaikh**
3. **Type of Loan: HOME LOAN/ BUILDER PURCHASE**
4. **Purpose of Loan: HOME LOAN/ BUILDER PURCHASE**
5. **Name of the Property Owner/s: Onyx Construction, a Partnership Firm through Partner Mr. Ehsaan Gulam Khatib, Mr. Basit Rafik Bhan and Mr. Rehan Latif Memon (Developer) and Mr. Sanjay Vinayak Khanzode (Landowner)**
6. **Description of the Property (with Boundaries):** All that piece and parcel of the property bearing **Flat No. 501** having carpet area admeasuring **46.39 Sq. Meters** and open balcony area admeasuring **7.32 Sq. Meters** on the **Fifth Floor**, in **F Wing**, along with covered parking area admeasuring **11.25 Sq. Meters** on the **Ground Floor** in the project known as "**BAIT - E - MUHAMMAD**" constructed **Survey No. 3/1/5/2 to 3/1/8/2** having area admeasuring **8750.00 Sq. Meters** situated at **Mauje Wadala** within the limits of Nashik Municipal Corporation Tal. and Dist. Nashik bounded as follows:

Flat No. 501- F Wing
East : Ventilation Shaft, Lobby and Flat No. 502 of Wing – F
West : Marginal Space
South : Lobby, Staircase and Flat No. 504 of Wing – F
North : Multipurpose Hall
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.	Draft of Agreement for Sale executed by Onyx Construction, a Partnership Firm through Partner Mr. Ehsaan Gulam Khatib, Mr. Basit Rafik Bhan and Mr. Rehan Latif Memon with due consent of Mr. Sanjay Vinayak Khanzode through GPA Holder Onyx Construction, a Partnership Firm through Partner Mr. Ehsaan Gulam Khatib, Mr. Basit Rafik Bhan and Mr. Rehan Latif Memon in favour of Mr. Nishar Sajjan Shaikh and Mrs. Shabnam Nishar Shaikh in respect of Flat No. 501 having carpet area admeasuring 46.39 Sq. Meters and open balcony area admeasuring 7.32 Sq. Meters on the Fifth Floor, in F Wing, along with covered parking area admeasuring 11.25 Sq. Meters on the Ground Floor in the project known as "BAIT - E - MUHAMMAD"	Photocopy
2.	RERA Certificate No. P51600077618 dated 15.10.2024	Photocopy
3.	7/12 Extract dated 30.09.2026.	Photocopy

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

1. Previously Survey No.3/1/5 was owned and possessed by Smt. Yesubai Sitaram Khode and others, Survey No.3/1/6 was owned and possessed by Mr. Aavdya Ravji, Survey No.3/1/7 was owned and possessed by Mr. Sukdeo Ravji Khode and Survey No.3/1/8 was owned by Mr. Laxman Ravji Khode
2. It appears from the record that as per Hissa Form No.12 Survey No.3/1/5 is shown in the name of Smt. Sundrabai and Yesubai Sitaram (8 Ana), Gangaram Namdev Khode (4 Ana), Mahadu Namdev(4Ana), Survey No.3/1/6 is shown in the name of Mr. Aavdya Ravji, Survey No.3/1/7 is shown in the name of Mr. Sukdeo Ravji Khode and Survey No.3/1/8 is shown in the name of Mr. Laxman Ravji Khode. Accordingly, M.E. No. **390** was made and certified.
3. It appears from the record that Name of Mr. Gangaram Namdeo Khode was recorded as Tenant and M.E.No.**813** was made and certified.
4. It appears from the record that jurisdiction of Municipality was extended and entry in other right column was recorded and accordingly M. E. No. **821** was made and certified.
5. It appears from the record that Mr. Aavdya Ravji Khode and Mr. Sukdeo Ravji Khode have exchanged their properties accordingly Survey No.3/1/7 goes to Mr. Aavdya Ravji Khode and Survey No.65/5/3 goes to Mr. Sukhdev Ravji Khode. Accordingly, M. E. No. **843** was made and certified.
6. It appears from the record that That Smt. Yesubai Sitaram Khode died in the year 1959 leaving behind legal heir co-wives Smt. Sundarabai Sitaram Khode. Accordingly, M.E. No.**859** was made and certified.
7. It appears from the record that Mr. Laxman Ravji Khode died on 11/02/1959 leaving behind legal heirs Sons Trimbak, Murlidhar, Deoram and Shivram. Daughters-Zunki, Jani, Shewanta and Gangi. Accordingly, M.E. No.**861** was made and certified.
8. It appears from the record that Mr. Deoram Laxman Khode had purchased Survey No.3/1/6 and Survey No.3/1/7 from Mr. Aavdya Ravji Khode and Mr. Kashinath Aavdya Khode. Accordingly, M.E. No.**885** was made and certified.
9. It appears from the record that Mr. Trambak Laxman Khode died leaving behind legal heirs Sons- Ramdas, Bhaskar, Sudam and Lahanu, Daughters-Hausabai. Kausabai and Indumati, Wife-Bhimabai. Accordingly M.E. No.**925** was made and certified.



10. It appears from the record that Smt. Sundarabai Sitaram Khode died on 02/12/1962 leaving behind legal heir daughter Smt. Thakubai Murlidhar Bankar. Accordingly M.E. No. **962** was made and certified.
11. It appears from the record that as per order of Mamledar, Nashik for acquisition of the area admeasuring 00.H. 07.18 R. out of Survey No.3/1/5 and area admeasuring 00.H. 06.4 R. out of Survey No.3/1/6 for Nashik Right Back Canal and accordingly M.E.No. **986** was made and certified.
12. It appears from the record that Government of Maharashtra implemented the Weight and Measurement Act in State and all measurements were changed to decimal systems and Hissa Form No.12 was changed and accordingly M.E. No. **1193** was duly made and certified
13. It appears from the record that Mr. Deoram Laxman Khode mortgaged Survey No.3/1/6 and Survey No. 3/1/7 with the Nashik District Co-op Land Dev. Bank Ltd., Nashik for Rs.1,800/-, hence the names of the said owner were inserted into other rights column and name of the said Bank was entered into holders column of the record of rights and accordingly M.E.No. **1377A** was made and certified
14. It appears from the record that Mr. Deoram Laxman Khode died on 10.04.1975 leaving behind legal heirs Sons- Vishwanath, Popat, Madhukar, Balu and Daulat, Daughters- Tulsabai, Mhalsabai, Mathubai and Bebibai, Wife- Warubai. Accordingly M.E. No. **1459** was made and certified
15. It appears from the record that Land owner repaid Loan of Nashik District Co-op Land Dev. Bank Ltd., Nashik hence charged of Nashik District Co-op Land Dev. Bank Ltd., Nashik was deleted but owner Mr. Deoram Laxman Khode dead hence legal heirs of late Deoram Laxman Khode was recorded in possessors column accordingly M. E. No. **2102** was made and certified
16. It appears from the record that Smt. Thakubai Murlidhar Bankar died in the year 1985 leaving behind legal heirs Sons Bhanudas, Balasaheb and Bhikaji. Daughters- Shantabai and Mirabai. Accordingly M.E. No. **2185** was made and certified
17. It appears from the record that Warubai Deoram Khode had purchased area admeasuring 0 H. 22.5 R. out of Survey No.3/1/5 from Mr. Gangaram Namdeo Khode, Mr. Mahadu Namdeo Khode and Mr. Karbhari Namdeo Khode. Accordingly M.E. No. **2340** was made and certified
18. It appears from the record that Mr. Gangaram Namdeo Khode died leaving behind legal heirs Sons- Jagannath, Kisan and Manohar, Daughters- Indubai, Kamlabai and Mandabai, Wife- Dagubai. Accordingly names of legal heirs mutated in other right column and M.E. No. **2670** was made and certified.
19. It appears from the record that Shewantabai Sonya Mali died on 19.11.1976 leaving behind legal heirs Sons- Punja, Dashrath, Fakira and Balu, Daughters- Sarubai and Jijabai. Accordingly M.E. No. **3739** was made and certified.
20. It appears from the record that Zunkabai Parshram Vidhate died leaving behind legal heir Son- Hiranman. Accordingly M.E. No. **3740** was made and certified.
21. It appears from the record that Bhimabai Trambak Khode died on 10.12.1982 leaving behind legal heirs Sons- Ramdas, Bhaskar, Sudam and Lahanu, Daughters- Hausabai, Kausabai and Indubai. Accordingly M.E. No. **3741** was made and certified.
22. It appears from the record that Mr. Deoram Laxman Khode died on 10.04.1975 leaving behind legal heirs Sons- Vishwanath, Popat, Madhukar, Balu and Daulat, Daughters -



- Tulsabai, Mhalsabai, Mathubai and Bebibai, Wife- Warubai. Accordingly M.E. No.3742 was made and certified.
23. It appears from the record that Smt. Sarubai Giridhar and others made application and given Affidavit for delete their names from record. Accordingly M.E. No. 3745 was made and certified.
24. It appears from the record that as per application partition was took place between the owners and accordingly Survey No.3/1/8 given in the name of Vishwanath, Popat, Madhukar, Balu and Warubai Deoram Khode. Accordingly M.E.No.3746 was made and certified.
25. It appears from the record that Mr. Bhikaji Murlidhar Bankar died on 04.02.1977 leaving behind legal heirs Sons- Yadavrao, Kantilal, Bajirao and Vilas. Accordingly M.E. No.4239 was made and certified.
26. It appears from the record that as per order of Tahsildar, Nashik names of Mr. Jagannath Gangaram and others was deleted from other rights column of Survey No.3/1/5 and accordingly M.E.No.4827 was made and certified.
27. It appears from the record that charge of Wadala Vividha Karyakari Sahkari Society Ltd. was deleted from other rights column of Survey No.3/1/6, Survey No.3/1/7 and Survey No.3/1/8. Accordingly M.E. No. 6894 was made and certified on 25.03.2004
28. It appears from the record that Mathurabal Pundlik Vidhate died on 28.11.1980 leaving behind legal heir Daughter namely Mrs. Vimal Rajaram Tidke. Accordingly M.E. No.6904 was made and certified.
29. It appears from the record that Mr. Daulat Deoram Khode died unmarried on 30.09.1989. Hence legal heirs already recorded in record of rights. Hence name of late Daulat Deoram Khode deleted from record of rights. and M.E. No.6911 was made and certified.
30. It appears from the record that Smt. Warubai Deoram Khode and others have entered into Development Agreement and Irrevocable Power of Attorney on 18/08/2005 with Mr. Sanjay Vinay Khanzode for the development of area admeasuring 00 H.74 R. out of Survey No. 3/1/6, Survey No.3/1/7 and Survey No.3/1/8 which is dully registered before Sub- Registrar Nashik-1 at Sr. No. 4697/2005 and 4698/2005 respectively dated 19.08.2005. Accordingly M.E.No.7546 was made and certified on 19.09.2005.
31. It appears from the record that That Tara Popatrao Khode alias Mrs. Tara Ambadas Vidhate and Manisha Madhukar Khode alias Mrs. Manisha Sahebrao Ugale executed Confirmation Deed in favor of Mr. Sanjay Vinayak Khanzode on 26.08.2005. The said Deed is duly registered with the sub-registrar, Nashik-02 at Sr.No.4805/2005 on same day.
32. It appears from the record that Mr. Vishwanath Deoram Khode died on 20.07.2006 leaving behind legal heirs Sons - Gokul and Devidas, Daughter namely Hirabai. Accordingly M.E. No.7919 was made and certified
33. It appears from the record that Mr. Mangesh Vishwanath Khode and Smt. Radhabai Vishwanath Khode executed Confirmation Deed in favor of Mr. Sanjay Vinayak Khanzode on 04/01/2007. The said Deed is duly registered with the sub-registrar, Nashik-02 at Sr.No.100/2007 on 05.01.2007.
34. It appears from the record that Mr. Siddharth Sanjay Khanzode had purchased area admeasuring 00 H.14.5 R. out of Survey No.3/1/5 from Warubai Deoram Khode, as per Sale Deed dt. 12/10/2007. The said Sale Deed was duly registered in the office of Sub-



- Registrar Nashik-1 vide Reg.No.9482/2007 dated 12.10.2007. Accordingly, M. E. No.**8540** was made and certified.
35. It appears from the record that Warubai Devram Khode filed Civil Suit No. 86/2006 against Gokul Vishwanath Khode and others and there was compromised made between the parties. Hence as per Sulenama area adm. H. 0.04R. alongwith construction had given to Gokul Vishwanath Khode. Hence M. E. No.**8551** was made & certified.
36. It appears from the record that Smt. Warubai Deoram Khode and others executed Correction Deed on 01.09.2007 of Development Agreement and Power of Attorney dt. 18.08.2005 and Confirmation Deed dt. 26.08.2005 which was registered in the office of Sub-registrar, Nashik-2 at Sr.No.6151/2007 on 05.09.2007.
37. It appears from the record that Mr. Siddharth Sanjay Khanzode gifted area admeasuring 00 H.14.5 R. out of Survey No.3/1/5 to his father Mr. Sanjay Vinayak Khanzode, as per Gift Deed dt. 24.10.2008. The said Gift Deed is duly registered in the office of Sub-Registrar Nashik-5 vide Reg.No.9094/2008 on same day. Accordingly M. E. No.**9121** was made and certified.
38. It appears from the record that Mr. Sanjay Vinayak Khanzode had purchased area admeasuring 00 H.74 R. out of Survey No.3/1/6, Survey No.3/1/7 and Survey No.3/1/8 from Warubal Deoram Khode and others as per Sale Deed dt.01/07/2008. The said Sale Deed is duly registered in the office of Sub-Registrar Nashik-1 vide Reg. No.8097/2008 on 20.08.2008. Accordingly M. E. No.**9317** was made and certified.
39. It appears from the record that, Lis-pendency filed by Nanesh Vishwanath Khode through GPA holder Sanjay Vinayak Khanzode filed Civil Suit bearing No. 1/10 and against Gokul Vishwanath Khode and others and Lis-pendency registered at SR. No. 2494/2010 dated 18.03.2010. Hence the remark of Litigation pending and Lis-pendency was recorded in other rights of column on the above said property. Hence M.E. No. **9738** was made & certified. However, the said case disposed off dated 25.04.2012
40. It appears from the record that that as per order of Collector. Nashik vide no. Mah/Kaksh-3/4/Bi.She.Pr.Kr/46/2012 dt. 02.05.2012, Survey No.3/1/5, area admeasuring 4500 sq. mtrs. Survey No.3/1/6, area admeasuring 3000 sq. mtrs. Survey No.3/1/7 and area admeasuring 3600 sq. mtrs. Survey No.3/1/8 area adm. 3400 sq. mtrs. total area adm. 14500.00 sq. mtrs. out of that area adm. 8750.00 sq. mtrs. granted for commercial Non-Agricultural purpose. After non-agricultural permission the Talathi concerned prepared separate 7/12 extracts of the non-agricultural area as per Mutation Entry No.**11764** on 31.07.2012. Also Tahsildar, Nashik issued Sanad vide No.Aastha-1/Raji.No./78/2022 on 05.12.2022. As per the said mutation the said property subject matter is numbered as "**Survey No.3/1/5/2 to 3/1/8/2 total admeasuring 8750.00 Sq. Mtrs.**" recorded in the name of Mr. Sanjay Vinayak Khanzode.
41. It appears from the record that One Mirabai Pundlik Vidhate alias Ujwala Yadav Verule had filed a Regular Civil Suit no. 1512/2012 before The Hon'ble Civil Judge Senior Division Nashik, at Nashik. In the above mentioned suit plaintiff had registered a Lis-pendency Notice for Regular Civil Suit no. 1512/2012 on 07.02.2014 and same is registered with the Sub Registrar Nashik-3 at Sr.No. 1133/2014 on 10.02.2014. Accordingly as per Lis-pendency Notice entry of Lis-pendency of Regular Civil Suit no.1512/2012 M.E.No.**13107** is made and certified as per on 07.05.2014.
42. It appears from the record that Mr. Popat Deoram Khode and Mr. Madhukar Deoram Khode had filed a Regular Civil Suit no.1482/2012 for Declaration and Injunction before



The Hon'ble Civil Judge Senior Division Nashik, at Nashik. The said Suit was re-registered as Special Civil Suit No. 198/2019. the said case disposed off dated 26.09.2013

43. It appears from the record that Mr. Gokul Vishwanath Khode had filed a Regular Civil Suit no.1629/2012 for Declaration and Injunction before Hon'ble Civil Judge Senior Division Nashik, at Nashik. Regular Civil Suit no.1629/2012 re-numbered as Special Civil Suit No.56/2013. In the said suit temporally injunction application was allowed on 28.06.2013.
44. It appears from the record that in above Regular Civil Suit No.1512/2012 compromise was made between the parties and compromise Decree was passed in Regular Civil Suit no.1512/2012 on 28/07/2016. Accordingly entry of Regular Civil Suit no.1512/2012 was deleted from other right column of Survey No.3/1/5/2 to 3/1/8/2 and M.E.No.14927 was made and certified on 21/01/2017.
45. It appears from the record that Mirabai Pundlik Vidhate alias Ujwala Yadav Verule executed Confirmation Deed in favor of Mr. Sanjay Vinayak Khanzode. The said Deed is duly registered with the sub-registrar, Nashik-06 at Sr. No. 1473/2016 on 30.04.2016.
46. It appears from the record that as per Government Gazette and order by Tahsildar Nashik dtd.22/04/2017 correction was made in computerized 7/12 extract of Survey No.3/1/5/2 to 3/1/8/2 and accordingly M.E.No.15132 was made and certified on 24.04.2017.
47. It appears from the record that in above Special Civil Suit No. 198/2019 Plaintiffs i.e. Mr. Popat Deoram Khode and Mr. Madhukar Deoram Khode filed withdrawal pursis at Exh.35 on 06/09/2023. On 09/09/2023 in Lok- Adalat as per pursis Exh.35. Hence suit is disposed off as withdrawn.
48. It appears from the record that in above Special Civil Suit No.56/2013 compromise was made between the parties and sulehnama was filed in the court at Exh.133 on 05/09/2023 because of busy in other matters court order put up on next date on Exh.133. On 09/09/2023 Plaintiff filed withdrawn pursis at Exh. 134 and in Lok-Adalat as per pursis suit is disposed off as withdrawn on 09/09/2023.
49. It appears from the record that Mr. Sanjay Vinaya Khandzode filed Appeal No.1350/2013 before Hon' High Court against order below Exh.5 in original Special Civil Suit 56/2013. The said appeal has been transferred to District Court, Nashik. The said appeal is re-registered as Misc. Civil Appeal No.12/2016. As per the matter settled between the parties in Special Civil Suit 56/2013 the said Misc. Civil Appeal is dismissed as withdrawn on 20/09/2023
50. It appears from the record that Mr. Popat Deoram Khode and others executed Confirmation Deed in respect of Development Agreement and Irrevocable Power of Attorney dt.18/08/2005 and Sale Deed dt.01/07/2008 in favor of Mr. Sanjay Vinayak Khanzode on 09/09/2023. The said Deed is duly registered with the sub-registrar, Nashik-06 at Sr. No. 7212/2023 on 10/09/2023.
51. It appears from the record that the land owner Mr. Sanjay Vinayak Khanzode has executed Development Agreement and General Power of Attorney in favour of Onyx Constructions, a Partnership Firm through its partners Mr. Ehsaan Gulam Ahmed Khatib, Mr. Rehan Latif Memon and Mr.Basit Rafique Bhan on 06/12/2023 and said documents are duly registered with the sub-registrar, Nashik-06 at Sr.No.10029/2023 and 10030/2023 respectively on 08.12.2023 in respect of Survey No.3/1/5/2 to

3/1/8/2 area adm. 8750.00 sq. mtrs. Accordingly M.E.No.22377 was made and certified on 11/01/2024.

As per the content of Development Agreement Developer had agreed to given 35% constructed area to land owner and 65% remains with Developer. But Specific Units allocation to land owner and developer was not mentioned in the said Development Agreement.

52. It appears from the record that land owner Mr. Sanjay Vinayak Khanzode through Power of Attorney Holder Onyx Constructions Partnership Firm has prepared a building plan for Survey No.3/1/5/2 to 3/1/8/2 and commencement certificate has been issued by NMC vide its letter No. LND/BP/A4/ 31/2024 dt.11/06/2024.
53. It appears from the record that as per Development Agreement the land owner Mr. Sanjay Vinayak Khanzode has 35% share in constructed premises and Developers i.e. Onyx Constructions, a Partnership Firm has 65% share in constructed premises. Mr. Sanjay Vinayak Khanzode and Developers i.e. Onyx Constructions, a Partnership Firm through its partners Mr. Ehsaan Gulam Ahmed Khatib, Mr. Rehan Latif Memon decided their shares Flats on approval of the building plan and accordingly executed Confirmation Deed on 10/07/2024 which is registered in the office of Sub-registrar Nashik-5 at Sr. No. 9136/2024 dated 10.07.2024

As per the content of confirmation deed Developer & Land owners distribute following premises as follows:

Land Owners consideration		Developer consideration	
Building No.	Flat No.	Building No.	Flat No.
Building No. A	201 to 204 401 to 404	Building No. A	101 to 104 301 to 304 501 to 504
Building No. B	301 to 304 401 to 404	Building No. B	101 to 104 201 to 204 501 to 504
Building No. C	201 to 204 302, 303	Building No. C	101 to 104 301 to 304 401 to 404 501 to 504
Building No. D	301 to 304 401 to 404	Building No. D	101 to 104 201 to 204 501 to 504
Building No. F	301 to 304 401 to 404	Building No. E	101 to 104 201 to 204 301 to 304 401 to 404 501 to 504
Building No. G-1	401 to 404 501 to 504 601 to 604 801 to 804 1001 to 1004 1201 to 1204	Building No. F	101 to 104 201 to 204 501 to 504
Building No. G-2	501 to 504 601 to 604	Building No. G-1	101 to 104 201 to 204



	701 to 704 801 to 804 901 to 902		301 to 304 701 to 704 901 to 904 1101 to 1104 1301 to 1304 1401 to 1404
		Building No. G-2	101 to 104 201 to 204 301 to 304 401 to 404 303 & 304 1001 to 1004 1101 to 1104 1201 to 1204 1301 to 1304 14011404

As per content of confirmation deed building Wing-E and Wing-C-Flat No.401 to 404, 501 to 504 are reserved for MHADA only.

54. It appears from the record that project is approved by Maharashtra Real Estate Regulatory Authority vide RERA Registration Certificate No. P51600077618 dated 15.10.2024.

As above Onyx Construction, a Partnership Firm through Partner Mr. Ehsaan Gulam Khatib, Mr. Basit Rafik Bhan and Mr. Rehan Latif Memon with due consent of Mr. Sanjay Vinayak Khanzode through GPA Holder Onyx Construction, a Partnership Firm through Partner Mr. Ehsaan Gulam Khatib, Mr. Basit Rafik Bhan and Mr. Rehan Latif Memon (Seller /Vendor) has derived the title of the said property Onyx Construction, a Partnership Firm through Partner Mr. Ehsaan Gulam Khatib, Mr. Basit Rafik Bhan and Mr. Rehan Latif Memon with due consent of Mr. Sanjay Vinayak Khanzode through GPA Holder Onyx Construction, a Partnership Firm through Partner Mr. Ehsaan Gulam Khatib, Mr. Basit Rafik Bhan and Mr. Rehan Latif Memon (Seller/Vendor) made a Draft of Agreement for Sale in favour of Mr. Nishar Sajjan Shaikh and Mrs. Shabnam Nishar Shaikh in respect of Flat No. 501 having carpet area admeasuring 46.39 Sq. Meters and open balcony area admeasuring 7.32 Sq. Meters on the Fifth Floor, in F Wing, along with covered parking area admeasuring 11.25 Sq. Meters on the Ground Floor in the project known as “BAIT – E - MUHAMMAD”

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: - **MH011172963202627E**
Search Conducted Years: **13 years**
Name of the Advocate / Searcher: **ADV. NIKHIL N PAWAR**
Search Report Date: **30.09.2026.**
Note: The said property is free of encumbrances.
- 5.21 Whether EC is obtained? NO
EC Details: N.A
No. of Years EC Obtained: N.A
Any Encumbrance to Specify: NA
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 ***Onyx Construction, a Partnership Firm through Partner Mr. Ehsaan Gulam Khatib, Mr. Basit Rafik Bhan and Mr. Rehan Latif Memon (Developer) and Mr. Sanjay Vinayak Khanzode (Landowner)*** has/would derive a valid, clear, marketable and unencumbered title in the property/ies stated above

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower ***Mr. Nishar Sajjan Shaikh and Mrs. Shabnam Nishar Shaikh***



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 Agreement for Sale executed by Onyx Construction, a Partnership Firm through Partner Mr. Ehsaan Gulam Khatib, Mr. Basit Rafik Bhan and Mr. Rehan Latif Memon with due consent of Mr. Sanjay Vinayak Khanzode through GPA Holder Onyx Construction, a Partnership Firm through Partner Mr. Ehsaan Gulam Khatib, Mr. Basit Rafik Bhan and Mr. Rehan Latif Memon in favour of Mr. Nishar Sajjan Shaikh and Mrs. Shabnam Nishar Shaikh in respect of Flat No. 501 having carpet area admeasuring 46.39 Sq. Meters and open balcony area admeasuring 7.32 Sq. Meters on the Fifth Floor, in F Wing, along with covered parking area admeasuring 11.25 Sq. Meters on the Ground Floor in the project known as "BAIT - E - MUHAMMAD" along with RR and Index II.*
3. *Original NOC issued by Builder/Developer for Raising Loan.*

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

1. *Original Deed of Apartment/ Sale Deed executed by Onyx Construction, a Partnership Firm through Partner Mr. Ehsaan Gulam Khatib, Mr. Basit Rafik Bhan and Mr. Rehan Latif Memon with due consent of Mr. Sanjay Vinayak Khanzode through GPA Holder Onyx Construction, a Partnership Firm through Partner Mr. Ehsaan Gulam Khatib, Mr. Basit Rafik Bhan and Mr. Rehan Latif Memon in favour of Mr. Nishar Sajjan Shaikh and Mrs. Shabnam Nishar Shaikh in respect of Flat No. 501 having carpet area admeasuring 46.39 Sq. Meters and open balcony area admeasuring 7.32 Sq. Meters on the Fifth Floor, in F Wing, along with covered parking area admeasuring 11.25 Sq. Meters on the Ground Floor in the project known as "BAIT - E - MUHAMMAD" along with RR and Index II.*
2. *Photocopy of Building Completion Certificate.*

REMARKS (if any): - NIL

NIKHIL
NANDKISH
OR PAWAR

Digitally signed by NIKHIL NANDKISHOR
PAWAR
DN: c=IN, o=Personal,
2.5.4.20=3C75E152F5A9E856957E8F0B6D1
CDAC3A3E3AB1D1186C2035650CB9268C4
28A7, postalCode=422013, st=Maharashtra,
serialNumber=538E83AFA163FAF81A06E,
50011192D0020AFF00D2A1762EA53D905E0
9C324EAE, cn=NIKHIL NANDKISHOR PAWAR
Date: 2026.10.03 16:12:05 +05'30'

**Yours Faithfully,
Advocate**