



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: 77000342182

Date: 03.09.2026

To,
ICICI Home Finance Company Ltd.
Nashik.

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of Mr. Gulabsingh Chandgiram Bugalia and Mr. Sunil Gulabsingh Bugalia

PART I: PROPERTY DETAILS:

- 1. Name of the Applicant/Borrower/s: Mr. Gulabsingh Chandgiram Bugalia**
- 2. Name of the Co-applicant/s: (if any): Mr. Sunil Gulabsingh Bugalia**
- 3. Type of Loan: HOME LOAN/ BUILDER PURCHASE**
- 4. Purpose of Loan: HOME LOAN/ BUILDER PURCHASE**
- 5. Name of the Property Owner/s: Nishamdeep Developers Partnership Firm through partner Mr. Dipak Chandrashekhar Thakur, Mrs. Purvi Dipak Thakur, Mr. Mayur Vasant Kapate (Deshmukh), Mr. Shantanu Ravindra Despande, Mr. Nitin Nivrutti Sonanwane and Mr. Shashank Ravindra Despande**
- 6. Description of the Property (with Boundaries):** All that piece and parcel of the property bearing **Office No. 508** having carpet area admeasuring **21.65 Sq. Meters** + balcony area admeasuring **3.80 Sq. Meters** and **Office No. 509** having carpet area admeasuring **21.65 Sq. Meters** + balcony area admeasuring **3.80 Sq. Meters** on the **Fifth Floor + Parking No. 23** having area admeasuring **12.50 Sq. Meters** on **Basement No. 2** in the building known as “**AURUM B APARTMENT**” constructed on area **823.17 Sq. Meters** out of **Plot No. 7/8** having area admeasuring **1997.00 Sq. Meters** (out of which area admeasuring **311.90 Sq. Meters** deducted for the purpose of road widening, thereby remaining area admeasuring **1685.1 Sq. Meters**) out of **Survey No. 728/1 to 10/13B to 25A/228/227/PLOT/7/8** situated at **Mauje Nashik City - 3** within the limits of Nashik Municipal Corporation Tal and Dist – **Nashik** Tal. Dist. Nashik and bounded as under bounded as follows:-

Office No. 508 and 509

East : As per sanctioned building plan
West : As per sanctioned building plan
South : As per sanctioned building plan
North : As per sanctioned building plan

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



8. Type of Property: Commercial

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

1.	Draft of Deed of Apartment executed by Nishamdeep Developers partnership Firm through partner Mr. Dipak Chandrashekhar Thakur, Mrs. Purvi Dipak Thakur, Mr. Mayur Vasant Kapate (Deshmukh), Mr. Shantanu Ravindra Despande, Mr. Nitin Nivrutti Sonanwane and Mr. Shashank Ravindra Despande with due consent Saumitra Properties Partnership Firm through its partner Mr. Laxman Prabhakar Amrutkar, Mrs. Nayana Laxman Amrutkar, Mr. Mayur Vasant Kapate (Deshmukh), Mr. Shantanu Ravindra Despande and Mr. Rahul Rajendra Munate in favour of Mr. Gulabsingh Chandgiram Bugalia and Mr. Sunil Gulabsingh Bugalia in respect of Office No. 508 having carpet area admeasuring 21.65 Sq. Meters + balcony area admeasuring 3.80 Sq. Meters and Office No. 509 having carpet area admeasuring 21.65 Sq. Meters + balcony area admeasuring 3.80 Sq. Meters on the Fifth Floor + Parking No. 23 having area admeasuring 12.50 Sq. Meters on Basement No. 2 in the building known as "AURUM B APARTMENT"	Photocopy
2.	Rera Certificate No. PC1220002500448 dated 01.08.2025	Photocopy
3.	N.A. Permission No. Kr.A.T.Ka./S.Kr.1/42-B/S.R./12/2024 Nashik dated 10.01.2025	Photocopy
4.	Building plan transfer order No. LND/WS/BP/A1/118/2023 dated 21.12.2023.	Photocopy
5.	Part Occupancy Certificate No. NMCB/PO/2026/APL/00431 dated 02.06.2026	Photocopy
6.	Building Commencement Certificate No. LND/BP/A1/BP/36/2022 dated 21.06.2022.	Photocopy
7.	T.D.R. Sale Deed executed by Smt. Sumanbai Chabu Mogal and others in favor of Nishamdeep Developers through partner Mr. Mayur Vasant Kapate (Deshmukh) and others in respect of area 226.52 Sq. Meters out of DRC Certificate No. 1162 dated 07.05.2024, which is registered before sub-registrar, Nashik-7 at Sr. No. 9994/2024 dated.03.09.2024.	Photocopy
8.	T.D.R. Sale Deed executed by Durga alias Durgabai Nivrutti Dhatrak and others in favor of Nishamdeep Developers through partner Mr. Mayur Vasant Kapate (Deshmukh) and others in respect of area 545.14 Sq. Meters out of DRC Certificate No. 1217 dated 12.08.2024, which is registered before sub-registrar, Nashik-7 at Sr. No. 9993/2024 dated.03.09.2024.	Photocopy
9.	Sale Deed executed by Mr. Dipak Chandrashekhar Thakur in favor of Nishamdeep Developers through partner Mr. Mayur Vasant Kapate (Deshmukh) and others in respect of Plot No. 7 area 982.00 Sq. Meters out of S. No. 728/1 to 10/13B to 25A/228 Final Plot No. 489, which is registered before sub-registrar, Nashik-5 at Sr. No. 13770/2023 dated 06.11.2023.	Photocopy
10.	Sale Deed executed by Ravindra Dattatray Pendharkar and Nashik Co-op. Housing Society. Ltd. Nashik through Mr. Ranjan Punjaram Thakare and	Photocopy



	others with due consent Mrs. Vaishali Ravindra Pendharkar and others in favor of Mr. Dipak Chandrashekhar Thakur in respect of Plot No. 7 area 982.00 Sq. Meters constructed bungalow thereon viz. Nadbramha having area 223.31 Sq. Meters built-up out of S. No. 728/1 to 10/13B to 25A/228, which is registered before sub-registrar, Nashik-3 at Sr. No. 8502/2021 dated 20.10.2021.	
11.	6D Mutation Entries	Photocopy
12.	7/12 extract dated 18.07.2026 (provided with master file)	Photocopy

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

- 1) Since 1979 Previously Plot No. 7 out of S. No. 728/1 to 10/13B to 25A/228 was owned and possessed by Nashik Co-op. Housing Society Ltd. Nashik through its member Ravindra Dattatray Pendharkar.
- 2) It appears from record that N.A. permission granted by Collector of Nashik for Survey 728/1 to 10/13B to 25A/228 vide it's letter No. LNA/SR/147/72 Dtd. 06.02.1973 and thereby final layout sanction by NMC Nashik. **(Note: The said entry taken from Sale Deed dated 06.11.2023 which is registered before sub-registrar, Nashik-5 at Sr. No. 13770/2023).**
- 3) It appears from the record that in the concern of land bearing S.NO.1 to 1094. the above mentioned S.No. has been divided in Five Part i.e. Nashik City No.1 Nashik City No.2, Nashik City No.3, Nashik City No.4, Nashik City No.5 which is explain in details as follows-

City Division	Survey No
Nashik City 1	1 to 252, 293 to 321, 1000 to 1003, 1015
Nashik City -2	253 to 293, 322 TO 404, 424 to 500, 1012, 1034 to 1038 and 1061
Nashik City-3	405 to 423, 530, 627 to 734, 997 to 1000, 1005, 1006, 1011, 1014, 1016, 1026, 1027, 1032, 1039, 1040, 1042 to 1056, 1058 to 1060, 1062 to 1067, Pardi No.1 to 21
Nashik City -4	501 to 529, 531 to 582, 806 to 911, 1008, 1013, 1018, 1019, 1031
Nashik City-5	583 to 626, 739 to 805, 912 to 996, 1004, 1010, 1021 to 1024, 1028, 1030, 1094

Hence **M.E.No.103319** was made and certified.

- 4) It appears from the record that correction made in computerized 7/12 extract as per Government Paripatrak N.Ra.Bhu.A./Pra.Kra/180/L-1 dated.07.05.2016 and also order issued by Tahasildar Nashik District Nashik dated 28.12.2016. Hence **M.E. No. 300003** was made and certified.
- 5) It appears from the record that correction made in computerized 7/12 extract as per Government Paripatrak N.Ra.Bhu.A./Pra.Kra/180/L-1 dated.07.05.2016 and also order issued by Tahasildar Nashik District Nashik dated 21.05.2018. Hence **M.E. No. 300485** was made and certified.
- 6) It appears from record that Ravindra Dattatray Pendharkar applied an application to Divisional Sub-registrar Co-operative Society Nashik for permission to free the said Plot No. 7 and thereby Order issued by Sub-registrar Co-operative Society Nashik vide its order No. Ja.Kr.V.1/Hou.So./Nashik/Plot Free/Year 2021/807 dated 08.03.2021 and by the said order the said plot was freehold from society and effect taken on 7/12 extract. **(Note: The said entry taken from Sale Deed dated**



06.11.2023 which is registered before sub-registrar, Nashik-5 at Sr. No. 13770/2023)

- 7) It appears from record that Sale Deed executed by Ravindra Dattatray Pendharkar and Nashik Co-op. Housing Society. Ltd. Nashik through Mr. Ranjan Punjaram Thakare and others with due consent Mrs. Vaishali Ravindra Pendharkar and others in favor of Mr. Dipak Chandrashekhar Thakur in respect of Plot No. 7 area 982.00 Sq. Meters constructed bungalow thereon viz. Nadbramha having area 223.31 Sq. Meters built-up out of S. No. 728/1 to 10/13B to 25A/228, which is registered before sub-registrar, Nashik-3 at Sr. No. 8502/2021 dated 20.10.2021 and hence name of purchaser recorded in revenue record. Hence **M. E. No. 303434** was made and certified.
- 8) It appears from record that Mr. Deepak Chandrshekahr Thakur through GPA Shreeji Life Space prepared building plan which is sanctioned by NMC Nashik vide its commencement certificate No. LND/ BP/ A1/ BP/ 36/ 2022 dated 21.06.2022.
- 9) It appears from record that Sale Deed executed by Mr. Dipak Chandrashekhar Thakur in favor of Nishamdeep Developers through partner Mr. Mayur Vasant Kapate (Deshmukh) and others in respect of Plot No. 7 area 982.00 Sq. Meters out of S. No. 728/1 to 10/13B to 25A/228 Final Plot No. 489, which is registered before sub-registrar, Nashik-5 at Sr. No. 13770/2023 dated 06.11.2023 and hence name of purchaser recorded in revenue record. Hence **M. E. No. 305484** was made and certified.
- 10) It appears from record that Nishamdeep Developers transfer the building permission, vide Building plan transfer order from NMC Nashik No. LND/ WS/ BP/ A1/ 118/ 2023 dated 21.12.2023.
- 11) It appears from record that T.D.R. Sale Deed executed by Smt. Sumanbai Chabu Mogal and others in favor of Nishamdeep Developers through partner Mr. Mayur Vasant Kapate (Deshmukh) and others in respect of area 226.52 Sq. Meters out of DRC Certificate No. 1162 dated 07.05.2024, which is registered before sub-registrar, Nashik-7 at Sr. No. 9994/2024 dated.03.09.2024.
- 12) It appears from record that T.D.R. Sale Deed executed by Durga alias Durgabai Nivrutti Dhatrak and others in favor of Nishamdeep Developers through partner Mr. Mayur Vasant Kapate (Deshmukh) and others in respect of area 545.14 Sq. Meters out of DRC Certificate No. 1217 dated 12.08.2024, which is registered before sub-registrar, Nashik-7 at Sr. No. 9993/2024 dated.03.09.2024.
- 13) It appears from record that area adm. 158.83 sq.mtrs out of total area of Plot No. 7 transferred in the name of NMC Nashik for road widening, thereby remaining area 823.17 sq.mtrs recorded in the name of Nishamdeep Developers. Hence M.E. No. 306497 was made and certified. **(Note: The said entry taken from Draft of Deed of Apartment)**
- 14) It appears from record that Nishamdeep Developers owner of Plot No. 7 out of Survey No. 728/1 to 10/13B to 25A/228 and Saumitra Properties owner of Plot No. 8 out of Survey No. 728/1 to 10/13B to 25A/227 revised the building plan on Plot No. 7 and 8, which is sanctioned by NMC Nashik vide its letter No. LND/BP/A-1/RBP/194 dated 21.10.2024 and thereby owner started the construction over the said plots by the name and style as **AURUM - A APARTMENT for Plot No. 8 and AURUM - B APARTMENT for Plot No. 7 (Note: The said entry taken from Draft of Deed of Apartment)**



- 15) It appears from the record that Nishamdeep Developers owner of Plot No. 7 out of Survey No. 728/1 to 10/13B to 25A/228 and Saumitra Properties owner of Plot No. 8 out of Survey No. 728/1 to 10/13B to 25A/227 made an application for Amalgamation of Plot No. 7 and 8. Accordingly Amalgamation and Sub-Division Order issued by Collector of Nashik vide its Order No. Mah/Kaksh-3/2/Ektri/UP/SR/212/2024 dated 17.01.2025. Hence Plot No. 7 and 8 amalgamated by this order i.e. Survey No. 728/1 to 10/13B to 25A/228/227/PLOT/7/8 area 1997.00 Sq. Meters out of which area 823.17 Sq. Meters recorded in the name of Nishamdeep Developers and area 861.93 Sq. Meters recorded in the name of Saumitra Properties and area 311.90 Sq. Meters recorded in the name of Nashik Municipal Corporation, Nashik. Hence 7/12 extract was prepared for the same. Hence **M.E. No. 306637** was made and certified
- 16) It appears from record that that Nishamdeep Developers Partnership Firm through partner Mr. Mayur Vasant Kapate (Deshmukh) and others had obtained commercial N.A. permission for area 1547.06 Sq. Meters which is issued by Collector of Nashik vide its order No. Kr.A.T.Ka./S.Kr.1/42-B/S.R./12/2024 Nashik dated 10.01.2025.
- 17) It appears from record that “**AURUM-B APARTMENT**” project was registered under Maharashtra Real Estate regulatory Authority vide its Registration Certificate No. PC1220002500448 dated 01.08.2025.
- 18) It appears from record that Nishamdeep Developers partnership Firm through partner Mr. Dipak Chandrashekhar Thakur, Mrs. Purvi Dipak Thakur, Mr. Mayur Vasant Kapate (Deshmukh), Mr. Shantanu Ravindra Despande, Mr. Nitin Nivrutti Sonanwane and Mr. Shashank Ravindra Despande with due consent Saumitra Properties Partnership Firm through its partner Mr. Laxman Prabhakar Amrutkar, Mrs. Nayana Laxman Amrutkar, Mr. Mayur Vasant Kapate (Deshmukh), Mr. Shantanu Ravindra Despande and Mr. Rahul Rajendra Munate had availed loan facility from The Nashik Merchant Co-Operative Bank Limited for Rs. 4,32,00,000/- in respect of Shop No. B 01 to B 04 on Ground Floor, Shop No. B101 to 104 on First Floor, Shop No. 201 to 212 on Second Floor, Office No. 301 to 312 on Third Floor, Office No. 401 to 412 on Fourth Floor, **Office No. 501 to 512** on Fifth Floor, Shop No. 601 to 612 on Sixth Floor (Total Shop 8 + Office 60) thereby total 68 units having carpe area admeasuring 3323.97 Sq. Meters in the building known as “AURUM B APARTMENT” by way of Mortgage Deed **which is still valid and subsisting**. Hence Mortgage Deed is registered in the office of Sub-Register Nashik – 5 at Sr. No. 12464/2025 dated 15.09.2025.
- 19) It appears from record that Nishamdeep Developers and Saumitra Properties started construction over the said land and accordingly NMC Nashik issued part completion certificate vide its letter No. NMCB/ PO/ 2026/ APL/ 00431 dated 02.06.2026.
- 20) It appears from record that Nishamdeep Developers partnership Firm through partner Mr. Dipak Chandrashekhar Thakur, Mrs. Purvi Dipak Thakur, Mr. Mayur Vasant Kapate (Deshmukh), Mr. Shantanu Ravindra Despande, Mr. Nitin Nivrutti Sonanwane and Mr. Shashank Ravindra Despande with due consent Saumitra Properties Partnership Firm through its partner Mr. Laxman Prabhakar Amrutkar, Mrs. Nayana Laxman Amrutkar, Mr. Mayur Vasant Kapate (Deshmukh), Mr. Shantanu Ravindra Despande and Mr. Rahul Rajendra Munate executed Deed of Declaration in favour of Apartment Holders in respect of in the building known as “AURUM B APARTMENT” constructed on area 823.17 Sq. Meters out of Plot No. 7/8 having area admeasuring 1997.00 Sq. Meters (out of which area admeasuring 311.90 Sq. Meters



deducted for the purpose of road widening, thereby remaining area admeasuring 1685.1 Sq. Meters) out of Survey No. 728/1 to 10/13B to 25A/228/227/PLOT/7/8 situated at Mauje Nashik City – 3 within the limits of Nashik Municipal Corporation Tal and Dist – Nashik Tal. Dist. Nashik which is registered in the office of Sub-Register Nashik – 5 at Sr. No. 8531/2026 dated 24.07.2026.

As above Nishamdeep Developers partnership Firm through partner Mr. Dipak Chandrashekhar Thakur, Mrs. Purvi Dipak Thakur, Mr. Mayur Vasant Kapate (Deshmukh), Mr. Shantanu Ravindra Despande, Mr. Nitin Nivrutti Sonanwane and Mr. Shashank Ravindra Despande with due consent Saumitra Properties Partnership Firm through its partner Mr. Laxman Prabhakar Amrutkar, Mrs. Nayana Laxman Amrutkar, Mr. Mayur Vasant Kapate (Deshmukh), Mr. Shantanu Ravindra Despande and Mr. Rahul Rajendra Munate (Seller/Owner) has derived the title of the said property, Nishamdeep Developers partnership Firm through partner Mr. Dipak Chandrashekhar Thakur, Mrs. Purvi Dipak Thakur, Mr. Mayur Vasant Kapate (Deshmukh), Mr. Shantanu Ravindra Despande, Mr. Nitin Nivrutti Sonanwane and Mr. Shashank Ravindra Despande with due consent Saumitra Properties Partnership Firm through its partner Mr. Laxman Prabhakar Amrutkar, Mrs. Nayana Laxman Amrutkar, Mr. Mayur Vasant Kapate (Deshmukh), Mr. Shantanu Ravindra Despande and Mr. Rahul Rajendra Munate (Seller/Owner) made a Draft of Deed of Apartment in favour of Mr. Gulabsingh Chandgiram Bugalia and Mr. Sunil Gulabsingh Bugalia in respect of Office No. 508 having carpet area admeasuring 21.65 Sq. Meters + balcony area admeasuring 3.80 Sq. Meters and Office No. 509 having carpet area admeasuring 21.65 Sq. Meters + balcony area admeasuring 3.80 Sq. Meters on the Fifth Floor + Parking No. 23 having area admeasuring 12.50 Sq. Meters on Basement No. 2 in the building known as “AURUM B APARTMENT”

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: - **MH009570138202627E**
Search Conducted Years: **13 years**
Name of the Advocate / Searcher: **ADV. NIKHIL N PAWAR**
Search Report Date: **03.09.2026.**
Note: **Subject to charge of The Nashik Merchant Co-Operative Bank 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 The Nashik Merchant Co-Operative Bank 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 ***Nishamdeep Developers Partnership Firm through partner Mr. Dipak Chandrashekhar Thakur, Mrs. Purvi Dipak Thakur, Mr. Mayur Vasant Kapate (Deshmukh), Mr. Shantanu Ravindra Deshpande, Mr. Nitin Nivrutti Sonanwane and Mr. Shashank Ravindra Deshpande*** has/would derive a valid, clear, marketable and unencumbered title in the property/ies stated above **subject to charge of The Nashik Merchant Co-Operative Bank Limited.**

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower ***Mr. Gulabsingh Chandgiram Bugalia and Mr. Sunil Gulabsingh Bugalia***

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 Deed of Apartment executed by Nishamdeep Developers partnership Firm through partner Mr. Dipak Chandrashekhar Thakur, Mrs. Purvi Dipak Thakur, Mr. Mayur Vasant Kapate (Deshmukh), Mr. Shantanu Ravindra Despande, Mr. Nitin Nivrutti Sonanwane and Mr. Shashank Ravindra Despande with due consent Saumitra Properties Partnership Firm through its partner Mr. Laxman Prabhakar Amrutkar, Mrs. Nayana Laxman Amrutkar, Mr. Mayur Vasant Kapate (Deshmukh), Mr. Shantanu Ravindra Despande and Mr. Rahul Rajendra Munate in favour of Mr. Gulabsingh Chandgiram Bugalia and Mr. Sunil Gulabsingh Bugalia in respect of Office No. 508 having carpet area admeasuring 21.65 Sq. Meters + balcony area admeasuring 3.80 Sq. Meters and Office No. 509 having carpet area admeasuring 21.65 Sq. Meters + balcony area admeasuring 3.80 Sq. Meters on the Fifth Floor + Parking No. 23 having area admeasuring 12.50 Sq. Meters on Basement No. 2 in the building known as "AURUM B APARTMENT" along with RR and Index II.*
3. *Original NOC issued by Builder/Developer for Raising Loan.*
4. *Original Individual NOC issued by The Nashik Merchant Co-Operative Bank Limited in respect of Office No. 508 and Office No. 509.*

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

REMARKS (if any): - NIL

**Yours Faithfully,
Advocate**

8531	डिक्लरेशन	24/07/2026	सह दु.नि.नाशिक 5	{ "निशमदिप डेव्हलपर्स भागीदारी संस्था तर्फे भागीदारी 1.दिपक चंद्रशेखर ठाकुर 2.पुर्वा दिपक ठाकुर 3.मयुर वसंत कपाटे (देशमुख) 4.शंतनु रविंद्र देशपांडे 5.नितीन निवृत्ती सोनवणे 6.शशांक रविंद्र देशपांडे या सर्वांचे वि.मु म्हणूनमयुर नंदकुमार आवारे"; "संमती देणार - सौमित्र प्रॉपर्टीज भागीदारी संस्था तर्फे भागीदार 1.लक्ष्मण प्रभाकर अमृतकर 2.नयना लक्ष्मण अमृतकर 3.मयुर वसंत कपाटे (देशमुख) 4.शंतनू रविंद्र देशपांडे 5.राहुल राजेंद्र मुनोत या सर्वांचे वि. मु म्हणूनमयुर नंदकुमार आवारे"}		, इतर माहिती: मौजे - नाशिक शहर - 3 येथील सव्हे नं - 728 / 1 ते 10 / 13 ब ते 25 अ / 228 / 227 यातील(यासी टीपी स्कीम - 2 प्रमाणे फायनल प्लॉट नं .489) प्लॉट नं . 7 / 8 यासी एकूण क्षेत्र 1997.00 चौ . मी. पैकी क्षेत्र 823.17 व यावरील बांधीव इमारतीस ऑरम - बी विंग अपार्टमेंट या नावाने घोषित करणेबाबत .	395	4	
12464	मॉरगेज डीड	15/09/2025	सह दु.नि.नाशिक 5	{ "निशमदिप डेव्हलपर्स पार्टनरशिप तर्फे पार्टनर दिपक चंद्रशेखर ठाकुर, पुर्वा दिपक ठाकुर, मयुर वसंत देशमुख(कपाटे), शंतनु रविंद्र देशपांडे, नितिन निवृत्ती सोनवणे, शशांक रविंद्र देशपांडे यांचे वि. मु. म्हणूनमयुर नंदकुमारआवारे"; "सौमित्र प्रॉपर्टीज पार्टनरशिप फर्म तर्फे पार्टनर लक्ष्मण पी अमृतकर, नयना एल अमृतकर, मयुर वसंत देशमुख(कपाटे), शंतनु रविंद्र देशपांडे, राहुल राजेंद्र मुनोत यांचे वि. मु. म्हणून मयुरनंदकुमारआवारे"}	{ "द नाशिक मर्चंट को ऑप बँक लि. नाशिक" }	, इतर माहिती: मौजे नाशिक 3 शिवारातील 728/1 ते 10/13बी ते 25अ/228/227 यांसी प्लॉट नं. 7/8 यावरील ऑरम बी ईमारत बी विंग मधील यावरील तळ मजल्यावरील शॉप नं. बी 01 ते बी 04 व पहिल्या मजल्यावरील शॉप नं. बी 101 ते बी104 व दुसरा मजल्यावरील ऑफिस नं. 201 ते 212 व तिसरा मजल्यावरील ऑफिस नं. 301 ते 312 व चौथ्या मजल्यावरील ऑफिस नं. 401 ते 412 व पाचव्या मजल्यावरील ऑफिस नं. 501 ते 512 व सहाव्या मजल्यावरील ऑफिस नं. 601 ते 612 असे एकूण शॉप 8 + ऑफिस 60 असे एकूण युनिट 68 यांसी चटई क्षेत्र 3323.97 चौ. मी.	395	4	