



CHALLAN
MTR Form Number-6



GRN	MH010471589202627E	BARCODE			Date	19/09/2026-15:46:45		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 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.	69103332026091912414		3005707644	
Cheque/DD No.					Bank Date	RBI Date	19/09/2026-15:48:22		Not Verified with RBI	
Name of Bank					Bank-Branch		IDBI BANK			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID : 583489348

Mobile No. : XXXXXX5657

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

MH010471589202627E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
19 Sep 2026	Receipt	Receipt no.: 1115471859
	Name of the Applicant :	James Kamble
	Details of property of which document has to be searched :	Dist :Nashik Village :Dasak S.No/CTS No/G.No. : 27
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH010471589202627E		
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, Opp. Shindu Sagar School, Pandit Colony, Nashik 42205

EMAIL: advjameskamble@rediffmail.com, jameskamble@gmail.com

Hand Handle: 8087195657

LEGAL SCRUTINY REPORT

Ref. No.: ICICIHFC/LSR/Sept-11/26

Date: 19/09/2026

Initiation Date: 16/09/2026

LAN No: - 77000349640

To,
ICICI Home Finance Ltd.,
Nashik

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of Mr. Kishor Hiranman Pawar and Mrs. Kanchan Kishor Pawar alias Kanchan Sandeep Bansi.

PART I: PROPERTY DETAILS:

- | | | |
|---|---|---|
| 1. Name of the Applicant/Borrower/s | : | Mr. Kishor Hiranman Pawar |
| 2. Name of the Co-applicant/s: (if any) | : | Mrs. Kanchan Kishor Pawar alias Kanchan Sandeep Bansi |
| 3. Type of Loan | : | Seller BT |
| 4. Purpose of Loan | : | Seller BT |
| 5. Name of the Property Owner/s | : | Mr. Vishal Sharad Dhangar |
| 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. B-14** area admeasuring 685.00 Sq. Ft. i.e., area admeasuring 63.66 Sq. Meters situated on Third Floor in B Wing in **A Structure** in the building named as "**Dhatrak Heights**" constructed on **Plot No. 35** area admeasuring 951.42 Sq. Meters (having CTS No. 2566 area admeasuring 471.42 Sq. Meters) bearing **Survey No. 27/B/14 (Old Survey No. 27B/14)** situated at **Village - Dasak**, within the limits of Nashik Municipal Corporation, Tal. & Dist. Nashik and bounded as under: -

East	West	North	South
A Wing	Flat No. B-15	Flat No. B-13	Side Margin

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

- a) Copy of List of Documents dated 21/08/2021 issued by LIC Housing Finance Ltd.
- b) Draft of Agreement for Sale executed by Mr. Vishal Sharad Dhangar in favor of Mr. Kishor Hiranman Pawar and Mrs. Kanchan Kishor Pawar alias Kanchan Sandeep Bansi.
- c) Copy of Deed of Apartment dated 21/12/2019 registered with sub registrar office vide document No. NSN-2-8203/2019 dated 21/12/2019 executed by Mr. Vijay Ashok Dhatriak and others in favor of Mr. Vishal Sharad Dhangar.
- d) Copy of Agreement for Sale dated 24/10/2016 registered with sub registrar office vide document No. NSN-2-7433/2016 dated 24/10/2016 executed by Mr. Vijay Ashok Dhatriak and others in favor of Mr. Vishal Sharad Dhangar.
- e) Copy of Part Completion Certificate No. Outward No./NRV/Nashik Road/21310/15942 dated 15/02/2018 issued by Nashik Municipal Corporation.
- f) Copy of Commencement Certificate No. LND/BP/C4/141369 dated 18/05/2016 issued by Nashik Municipal Corporation.
- g) Copy of Deed of Apartment dated 03/10/2018 with sub registrar office vide document No. NSN-2-6532/2018 dated 03/10/2018 executed by Mr. Vijay Ashok Dhatriak and others.
- h) Copy of Development Agreement and Power of Attorney dated 24/08/2016 registered with sub registrar office vide document No. NSN-2-5993/2016 dated 24/08/2016 executed by Mr. Vijay Ashok Dhatriak and others in favor of N.S.K. Developers a Proprietary Firm through its Proprietor Mr. Khilendrakumar Dilip Mohbiya.
- i) Copy of 7/12 Extract.

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

1. It is observed that, originally Non-Agriculture Plot No. 35 was owned and possessed by Smt. Mhalsabai Bhiva Dhatriak prior to 2014.
2. It is observed that, the land owners has applied for the conversion of the said land for Non-Agriculture Residential Usage with Collector of Nashik and Collector of Nashik has granted the permission for the same vide its letter No. LND/II/1066/73 dated 26/07/1973. Further, it is observed that, the land owners has prepared layout plan and has submitted the said plan for approval with Nashik Municipal Corporation and has sanctioned the said plan vide Layout Order No. DV/NSK/1357 dated 19/06/1973. Basis of the said orders effect has been given to the revenue records and land has been sub divided into plots out of which Plot No. 35 has been carved out and mutated with the names of land owners with revenue records.

3. It is observed that, Smt. Mhalsabai Bhiva Dhatriak has gifted the said Plot No. 35 area admeasuring 951.42 Sq. Meters (having CTS No. 2566 area admeasuring 471.42 Sq. Meters) bearing Survey No. 27/B/14 (Old Survey No. 27B/14) to Mr. Vijay Ashok Dhatriak and Mrs. Sunita Ashok Dhatriak by way of Gift Deed dated 09/01/2014 registered with sub registrar office vide document No. NSN-2-359/2014 dated 09/01/2014. Basis of the said deed the name of the donor has been deleted from the revenue records vide mutation entry No. 14183 dated 20/01/2014.
4. It is observed that, Mr. Vijay Ashok Dhatriak and others has prepared a building plan and has submitted the said plan for approval with Nashik Municipal Corporation. The Nashik Municipal Corporation has sanctioned the said plan vide Commencement Certificate No. LND/BP/C4/141369 dated 18/05/2016.
5. It is observed that, Mr. Vijay Ashok Dhatriak and others has entered into an Development Agreement with N.S.K. Developers a Proprietary Firm through its Proprietor Mr. Khilendrakumar Dilip Mohbiya and has also appointed N.S.K. Developers a Proprietary Firm through its Proprietor Mr. Khilendrakumar Dilip Mohbiya as an POA Holder to carry out the development work and or to sale the developed properties. The said Development Agreement and Power of Attorney dated 24/08/2016 is duly registered with sub registrar office vide document No. NSN-2-5993/2016 dated 24/08/2016. Basis of the said agreement the name of the Developer has been mutated in the other rights column vide mutation entry No. 15580 dated 26/02/2017.
6. It is observed that, Mr. Vijay Ashok Dhatriak and others has agreed to sale Flat No. B-14 area admeasuring 685.00 Sq. Ft. i.e., area admeasuring 63.66 Sq. Meters situated on Third Floor in B Wing in A Structure in the building named as "Dhatriak Heights" to Mr. Vishal Sharad Dhangar by way of Agreement for Sale dated 24/10/2016 registered with sub registrar office vide document No. NSN-2-7433/2016 dated 24/10/2016.
7. It is observed that, a lis pendency was registered vide document No. NSN-1-4851/2017 dated 04/07/2017 by Mr. Vijay Ashok Dhatriak and others in respect of the suit filed vide case no. 79/2017 in respect of land in Plot No. 35 against N.S.K. Developers a Proprietary Firm through its Proprietor Mr. Khilendrakumar Dilip Mohbiya. Basis of the said charge of the said suit has been mutated with revenue records vide mutation entry No. 15804 dated 09/08/2017. **(The said suit has been pending for hearing.)**
8. It is observed that, upon completing the construction as per the approved building plan Mr. Vijay Ashok Dhatriak and others has obtained the part completion of the building from Nashik Municipal Corporation vide its Part Completion Certificate No. Outward No./NRV/Nashik Road/21310/15942 dated 15/02/2018.
9. It is observed that, Mr. Vijay Ashok Dhatriak and others has submitted the said plot along with the construction thereon under the provisions of Maharashtra Flat Ownership Act and accordingly has executed and registered Deed of Apartment dated 03/10/2018 with sub registrar office vide document No. NSN-2-6532/2018 dated 03/10/2018. As per the said deed the said building is named as **"Dhatriak Heights"**.
10. It is observed that, having complied with terms and conditions of Agreement for Sale dated 24/10/2016 Mr. Vijay Ashok Dhatriak and others has executed Deed of Apartment dated 20/12/2019 in respect of Flat No. B-14 area admeasuring 685.00 Sq. Ft. i.e., area admeasuring 63.66 Sq. Meters situated on Third Floor in B Wing in A Structure in the building named as "Dhatriak Heights" in favour of Mr. Vishal Sharad Dhangar and the said deed is duly registered with sub registrar office vide document No. NSN-2-8203/2019 dated 21/12/2019.

11. It is observed that, Mr. Vishal Sharad Dhangar has availed a finance facility from LIC Housing Finance Ltd. and has created the charge of the said bank on the said property by way of Equitable Mortgage and the said bank has issued a List of Documents dated 21/08/2021 in favor of Mr. Vishal Sharad Dhangar.

12. It is observed that, Mr. Kishor Hiranman Pawar and Mrs. Kanchan Kishor Pawar alias Kanchan Sandeep Bansi intent to purchase Flat No. B-14 area admeasuring 685.00 Sq. Ft. i.e., area admeasuring 63.66 Sq. Meters situated on Third Floor in B Wing in A Structure in the building named as "Dhatrak Heights" from Mr. Vishal Sharad Dhangar by way of Agreement for Sale and accordingly the draft of Agreement for Sale is prepared.

(Note – I/We have not found any charge related to the said property in respect of said property in favor of LIC Housing Finance Ltd.)

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

- a) Copy of List of Documents dated 21/08/2021 issued by LIC Housing Finance Ltd.
- b) Draft of Agreement for Sale executed by Mr. Vishal Sharad Dhangar in favor of Mr. Kishor Hiranman Pawar and Mrs. Kanchan Kishor Pawar alias Kanchan Sandeep Bansi.
- c) Copy of Deed of Apartment dated 21/12/2019 registered with sub registrar office vide document No. NSN-2-8203/2019 dated 21/12/2019 executed by Mr. Vijay Ashok Dhatrak and others in favor of Mr. Vishal Sharad Dhangar.
- d) Copy of Agreement for Sale dated 24/10/2016 registered with sub registrar office vide document No. NSN-2-7433/2016 dated 24/10/2016 executed by Mr. Vijay Ashok Dhatrak and others in favor of Mr. Vishal Sharad Dhangar.
- e) Copy of Part Completion Certificate No. Outward No./NRV/Nashik Road/21310/15942 dated 15/02/2018 issued by Nashik Municipal Corporation.
- f) Copy of Commencement Certificate No. LND/BP/C4/141369 dated 18/05/2016 issued by Nashik Municipal Corporation.
- g) Copy of Deed of Apartment dated 03/10/2018 with sub registrar office vide document No. NSN-2-6532/2018 dated 03/10/2018 executed by Mr. Vijay Ashok Dhatrak and others.
- h) Copy of Development Agreement and Power of Attorney dated 24/08/2016 registered with sub registrar office vide document No. NSN-2-5993/2016 dated 24/08/2016 executed by Mr. Vijay Ashok Dhatrak and others in favor of N.S.K. Developers a Proprietary Firm through its Proprietor Mr. Khilendrakumar Dilip Mohbiya.
- i) Copy of 7/12 Extract.

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/Row House 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 favor 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 2010 to 2024 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 Conducted Years	:-2013 to 2026
Name of the Advocate / Searcher	:- Adv. James M Kamble
Search Report Date	:- 19/09/2026
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. Kishor Hiranman Pawar and Mrs. Kanchan Kishor Pawar alias Kanchan Sandeep Bansi.** has a valid, clear, marketable and unencumbered title in respect of the property stated above and **subject to charge of LIC Housing Finance Ltd. and subject to pending Litigation.**

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower /Co borrower **Mr. Kishor Hiranman Pawar and Mrs. Kanchan Kishor Pawar alias Kanchan Sandeep Bansi.** 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 List of Documents issued by LIC Housing Finance Ltd.
2. Original Registered Agreement for Sale executed by Mr. Vishal Sharad Dhangar in favor of Mr. Kishor Hiranman Pawar and Mrs. Kanchan Kishor Pawar alias Kanchan Sandeep Bansi along with registration receipt and Index-II.

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

1. Original Registered Deed of Apartment executed by Mr. Vishal Sharad Dhangar in favor of Mr. Kishor Hiranman Pawar and Mrs. Kanchan Kishor Pawar alias Kanchan Sandeep Bansi along with registration receipt and Index-II.
2. Original Deed of Apartment dated 20/12/2019 registered with sub registrar office vide document No. NSN-2-8203/2019 dated 21/12/2019 executed by Mr. Vijay Ashok Dhatrik and others in favour of Mr. Vishal Sharad Dhangar along with registration receipt and Index-II.

- 3. Original Agreement for Sale dated 24/10/2016 registered with sub registrar office vide document No. NSN-2-7433/2016 dated 24/10/2016 executed by Mr. Vijay Ashok Dhattrak and others in favour of Mr. Vishal Sharad Dhangar along with registration receipt and Index-II.
- 4. Original No Dues Certificate issued by LIC Housing Finance Ltd.
- 5. Latest Original/ Digitally Signed 7/12 Extract.

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 Title and search report is issued only for ICICI Home Finance Company 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: 2026.09.22 13:17:16
+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 - MH010471589202627E dated 19/09/2026 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 / Lessor	Name of Purchaser / Lessee	Regn. No. and Date	Remark (if any)
2013	Nil	Nil	Nil	Nil	Nil	Nil
2014	Gift Deed	Plot No. 35 area admeasuring 951.42 Sq. Meters (having CTS No. 2566 area admeasuring 471.42 Sq. Meters) bearing Survey No.	Smt. Mhalsabai Bhiva Dhattrak	Mr. Vijay Ashok Dhattrak and Mrs. Sunita Ashok Dhattrak	NSN-2-359/2014 dated 09/01/2014	Nil

Year	Particulars of Transfer / Transaction s	Description of the Property with it's area	Name of Seller / Lessor	Name of Purchaser / Lessee	Regn. No. and Date	Rema rk (if any)
		27/B/14 (Old Survey No. 27B/14) situated at Village – Dasak				
2015	Nil	Nil	Nil	Nil	Nil	Nil
2016	Developme nt Agreement	Plot No. 35 area admeasuring 951.42 Sq. Meters (having CTS No. 2566 area admeasuring 471.42 Sq. Meters) bearing Survey No. 27/B/14 (Old Survey No. 27B/14) situated at Village – Dasak	Mr. Vijay Ashok Dhatrak and others	N.S.K. Developers a Proprietary Firm through its Proprietor Mr. Khilendrakumar Dilip Mohbiya	NSN-2- 5993/2016 dated 24/08/2016	Nil
2016	Agreement for Sale	Flat No. B-14 area admeasuring 685.00 Sq. Ft. i.e., area admeasuring 63.66 Sq. Meters situated on Third Floor in B Wing in A Structure in the building named as “Dhatrak Heights” constructed on Plot No. 35 area admeasuring	Mr. Vijay Ashok Dhatrak and others	Mr. Vishal Sharad Dhangar	NSN-2- 7433/2016 dated 24/10/2016	Nil

Year	Particulars of Transfer / Transaction s	Description of the Property with it's area	Name of Seller / Lessor	Name of Purchaser / Lessee	Regn. No. and Date	Rema rk (if any)
		951.42 Sq. Meters (having CTS No. 2566 area admeasuring 471.42 Sq. Meters) bearing Survey No. 27/B/14 (Old Survey No. 27B/14) situated at Village – Dasak				
2017	Lis Pendency	Plot No. 35 area admeasuring 951.42 Sq. Meters (having CTS No. 2566 area admeasuring 471.42 Sq. Meters) bearing Survey No. 27/B/14 (Old Survey No. 27B/14) situated at Village – Dasak	Mr. Vijay Ashok Dhatrak and others	N.S.K. Developers a Proprietary Firm through its Proprietor Mr. Khilendrakumar Dilip Mohbiya	NSN-1- 4851/2017 dated 04/07/2017	Nil
2018	Deed of Declaration	Declaration of the building named as “Dhatrak Heights” constructed on Plot No. 35 area admeasuring 951.42 Sq. Meters (having CTS	Mr. Vijay Ashok Dhatrak and others	Nil	NSN-2- 6532/2018 dated 03/10/2018	Nil

Year	Particulars of Transfer / Transaction s	Description of the Property with it's area	Name of Seller / Lessor	Name of Purchaser / Lessee	Regn. No. and Date	Rema rk (if any)
		No. 2566 area admeasuring 471.42 Sq. Meters) bearing Survey No. 27/B/14 (Old Survey No. 27B/14) situated at Village – Dasak				
2019	Nil	Nil	Nil	Nil	Nil	Nil
2019	Deed of Apartment	Flat No. B-14 area admeasuring 685.00 Sq. Ft. i.e., area admeasuring 63.66 Sq. Meters situated on Third Floor in B Wing in A Structure in the building named as “Dhatrak Heights” constructed on Plot No. 35 area admeasuring 951.42 Sq. Meters (having CTS No. 2566 area admeasuring 471.42 Sq. Meters) bearing Survey No. 27/B/14 (Old Survey No. 27B/14)	Mr. Vijay Ashok Dhatrak and others	Mr. Vishal Sharad Dhangar	NSN-2- 8203/2019 dated 21/12/2019	Nil

Year	Particulars of Transfer / Transaction s	Description of the Property with it's area	Name of Seller / Lessor	Name of Purchaser / Lessee	Regn. No. and Date	Rema rk (if any)
		situated at Village – Dasak				
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	Nil
2024	Nil	Nil	Nil	Nil	Nil	Nil
2025	Nil	Nil	Nil	Nil	Nil	Nil
2026	Nil	Nil	Nil	Nil	Nil	Nil

Yours Faithfully,

KAMBLE
JAMES
MADHUKAR

Advocate

James M Kamble

Digitally signed by
KAMBLE JAMES
MADHUKAR
Date: 2026.09.22
13:16:42 +05'30'