



RN	MH010492747202627P	BARCODE	Date 20/09/2026-14:47:02								Form ID	
Department Inspector General Of Registration			Payer Details									
Search Fee			TAX ID / TAN (If Any)									
Other Items			PAN No.(If Applicable)									
Office Name WRR_WARORA SUB REGISTRAR			Full Name				ADV VINAY M LINGE CHANDRAPUR					
Location CHANDRAPUR												
Year 2026-2027 From 01/01/2014 To 20/09/2026			Flat/Block No.				SEARCH FROM 2014 TO 2026 FOR 13 YRS					
Account Head Details		Amount In Rs.	Premises/Building									
030072201 SEARCH FEE		325.00	Road/Street				TAH WARORA DIST CHANDRAPUR					
			Area/Locality				BORDA					
			Town/City/District									
			PIN									
			Remarks (If Any)									
			S NO 3/1 PLOT NO 40 LD AR 190 SQ MTR									
Total		325.00	Amount In		Three Hundred Twenty Five Rupees Only							
			Words									
Payment Details SBIEPAY PAYMENT GATEWAY			FOR USE IN RECEIVING BANK									
Cheque-DD Details			Bank CIN		Ref. No.		10000502026092001333		9772571972735			
Cheque/DD No.			Bank Date		RBI Date		20/09/2026-14:47:22		Not Verified with RBI			
Name of Bank			Bank-Branch		SBIEPAY PAYMENT GATEWAY							
Name of Branch			Scroll No. , Date		Not Verified with Scroll							
Department ID												

Department ID :
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
Mobile No. : XXXXXX4993
दर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न केल्याच्या दस्तांसाठी लागू नाही.

Vinay M. Linge

Advocate

Civil Lines, Chandrapur

Phone No. (07172-252617)

Mob No. 9325304993

APP NO. 10337041 (77000357803, 77000357804)

Date : 20/09/2026

TITLE SEARCH CUM LEGAL SCRUTINY REPORT

To,

**ICICI Home Finance Limited
Branch Chandrapur.**

Dear Sir/Madam,

Subject : Legal Scrutiny Report in respect of the file of Raju Prahlad Yadav & Ravi Prahalad Yadav

As desired by you, I am furnishing hereunder the Legal Scrutiny Report with Title Search in respect of the property (Described in Part - I hereto).

PART - I: PROPERTY DETAILS:

1. Name of Applicant/Borrower/s: Raju Prahlad Yadav
2. Name of the Co-applicant/s: Ravi Prahalad Yadav
3. Type of Loan: Apna Ghar Premium-Resale
4. Purpose of Loan: Home Purchase
5. Name of the Property Owner: Chhaya Sanjay Chandekar
6. Description of Property (with Boundaries): All that Piece and Parcel of Land area 190 Sq. Mtr. of Plot No. 40 out of Survey No. 3/1, situated at Mouza Borda, B. No. 368 & P. H. No. 14, Tah. Warora & Dist Chandrapur.
7. Bounded as under: Plot

East	Internal Road
West	Plot No. 39
North	Plot No. 41
South	Internal Road
8. Nature /Status of the Property: Non-Agricultural
9. Type of Property: Self-Acquired/Purchased


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CHANDRAPUR

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

Sr. No.	Original/ Photocopy	Dated/Doc. No.	Issued/executed by/Between	In Favor of
1	Photocopy	Registered Sale Deed Doc. No. 1218/2004, dt. 15/05/2004	Shri. Bajrang Jaggu Mahadik	Shri. Renuka Developers & Builders Warora through Proprietor Shri. Abhijit Vijayrao Ghude
2	Photocopy	Registered Correction Doc. No. 2132/2009, dt. 22/12/2009	Shri. Bajrang Jaggu Mahadik	Shri. Renuka Developers & Builders Warora through Proprietor Shri. Abhijit Vijayrao Ghude
3	Photocopy	Registered Sale Deed Doc. No. 192/2010, dt. 25/01/2010	Shri. Renuka Developers & Builders Warora through Proprietor Shri. Abhijit Vijayrao Ghude	Chhaya Sanjay Chandekar
4	Photocopy	N.A. Order with Map, dt. 29/12/2004	Hon'ble SDO Warora	
5	Photocopy	Unregistered Agreement to Sale, dt. 08/09/2026	Chhaya Sanjay Chandekar	Raju Prahlad Yadav & Ravi Prahalad Yadav
6	Photocopy	7/12 Extract, dt. 16/09/2026		

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

1	That, All that Piece and Parcel of Land area 1.21 HR of Survey No. 3/1, situated at Mouza Borda, B. No. 368 & P. H. No. 14, Tah. Warora & Dist Chandrapur was owned by Shri. Bajrang Jaggu Mahadik.
2	That, Shri. Bajrang Jaggu Mahadik executed Registered Sale Deed in respect of Land area 1.21 HR of Survey No. 3/1, situated at Mouza Borda, B. No. 368 & P. H. No. 14, Tah. Warora & Dist Chandrapur in favor of M Shri. Renuka Developers & Builders Warora through Partner Shri. Abhijit Vijayrao Ghude vide registered document bearing No. 1218/2004, dt. 15/05/2004. Thereafter, Registered Correction Deed was executed for the Rectification in Registered Sale Deed Doc. No. 1218/2004, dt. 15/05/2004 in respect of the Word "Partner" instead of "Proprietor" before the SRO Warora vide registered document bearing No. 2132/2009, dt. 22/12/2009.
3	That, Shri. Bajrang Jaggu Mahadik applied for the diversion of Land area 1.21 HR of Survey No. 3/1, situated at Mouza Borda, B. No. 368 & P. H. No. 14, Tah. Warora & Dist Chandrapur and accordingly Hon'ble SDO Warora diverted the above mentioned land for Non-Agricultural and Residential use vide order passed in Revenue case No. 6/NAP-34/2004-2005, Dt. 29/12/2004.
4	That, Shri. Renuka Developers & Builders Warora through Proprietor Shri. Abhijit Vijayrao Ghude executed Registered Sale Deed in respect of Land area 190 Sq. Mtr. of Plot No. 40 out of Survey No. 3/1, situated at Mouza Borda, B. No. 368 & P. H. No. 14, Tah. Warora & Dist Chandrapur in favor of Chhaya Sanjay Chandekar vide registered document bearing No. 192/2010, dt. 25/01/2010.
5	That, Chhaya Sanjay Chandekar executed Unregistered Agreement to Sale in respect of Land area 190 Sq. Mtr. of Plot No. 40 out of Survey No. 3/1, situated at Mouza Borda, B.

V. M. Lingde
ADV VINAY LINGDE
CHANDRAPUR

	No. 368 & P. H. No. 14, Tah. Warora & Dist Chandrapur in favor of Raju Prahlad Yadav & Ravi Prahalad Yadav vide dt. 08/09/2026.
6	Whereas the name of the present owner has been duly muted in the revenue records.

PART IV: EVIDENCE OF THE TITLE PROPERTY:

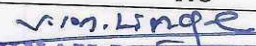
Sr. No.	Original/ Photocopy	Dated	Issued/Executed by	In Favour of
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4	Photocopy	N.A. Order with Map, dt. 29/12/2004	Hon'ble SDO Warora	
5	Original	Unregistered Agreement to Sale, dt. 08/09/2026	Chhaya Sanjay Chandekar	Raju Prahlad Yadav & Ravi Prahalad Yadav
6	Online/ True copy	7/12 Extract, dt. 16/09/2026		
7	Original	Proposed Registered Sale Deed	Chhaya Sanjay Chandekar	Raju Prahlad Yadav & Ravi Prahalad Yadav
8	Original	Latest Tax-Payment Receipt		
9	Original	Notice of Intimation to SRO Warora	Raju Prahlad Yadav & Ravi Prahalad Yadav	ICICI Home Finance Limited

PART - V : OTHER PROVISIONS :

- 5.1 Whether provisions of Urban Land Ceiling Act are applicable? **No**
- 5.2 Whether property/ies 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**

Vinay Linge
ADV VINAY LINGE
CHANDRAPUR

- | | | |
|------|---|-----|
| 5.5 | Whether up to date tax/land revenue has been paid in respect of the property? | Yes |
| 5.6 | Whether all original documents for last 13/30 years have been scrutinized; if not give reasons? | Yes |
| 5.7 | Whether required documents are available for creating mortgage? | Yes |
| 5.8 | Whether all previous owners of the property had the right and competency to transfer the property? | Yes |
| 5.9 | Whether the proposed mortgage by deposit of the 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 is Joint Family Property? | No |
| 5.13 | Whether SARFAESI Act applicable? | Yes |
| 5.14 | Is the land/property/flat is subject to any reservation/acquisition/requisition? | 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? | No |
| 5.17 | Whether POA as recorded in 5.15 is registered? | No |
| 5.18 | Whether any prior permission/NOC/consent required from 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?
Search Report Details : SRO Warora
Search Conducted Years : 13 Yrs (Period 2014-2026)
Name of the Advocate/Searcher : Adv. Vinay M. Linge
Search report Date :20/09/2026 | No |


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Note: E-CHHALAN NO. MH010492747202627P

- 5.21 Whether EC is obtained?
 EC Details :
 No. of Years EC obtained :
 Any Encumbrance to Specify :
 EC Applied by :

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 **Chhaya Sanjay Chandekar** has/would derive a valid, clear, marketable and unencumbered title in the property stated above.

And after the execution of Registered Sale Deed in favor of **Raju Prahlad Yadav & Ravi Prahalad Yadav**, The mortgage created will be available to ICICI HFC for the liability of the intending Borrower/Co-borrower **Raju Prahlad Yadav & Ravi Prahalad Yadav**.

The following original documents to be collected by ICICI HFC for 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. **Photocopy:** Registered Sale Deed Doc. No. 1218/2004, dt. 15/05/2004.
2. **Photocopy:** Registered Correction Doc. No. 2132/2009, dt. 22/12/2009.
3. **Original:** Registered Sale Deed Doc. No. 192/2010, dt. 25/01/2010.
4. **Original:** Proposed Registered Sale Deed executed by Chhaya Sanjay Chandekar in favor of Raju Prahlad Yadav & Ravi Prahalad Yadav.
5. **Original:** Unregistered Agreement to Sale, dt. 08/09/2026.
6. **Photocopy:** N.A. Order with Map, dt. 29/12/2004.
7. **Online/True copy:** 7/12 Extract, dt. 16/09/2026.
8. **Original:** Latest Tax-Payment Receipt.
9. **Original:** Latest Notice of Intimation to SRO Warora executed by Raju Prahlad Yadav & others in favor of ICICI Home Finance Limited.

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

REMARKS (if any) :-

Chandrapur
 Dt. 20/09/2026


 Yours Faithfully,
 Adv. Vinay M. Linge

ADV VINAY LINGE
CHANDRAPUR

Title Search Report
(YEAR WISE SEARCH DETAILS)

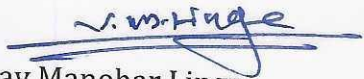
Dear Sir/Madam,

As per your instruction I have carried out online search in respect of the above-mentioned property for the last 13 years (i.e. from year 2014 to 2026) through the web portal www.igrmaharashtra.gov.in maintained by Department of Registration and Stamp Government of Maharashtra and I Found the following entries during the course of online/Physical search

2014 - NIL
2015 - NIL
2016 - NIL
2017 - NIL
2018 - NIL
2019 - NIL
2020 - NIL
2021 - NIL
2022 - NIL
2023 - NIL
2024 - NIL
2025 - NIL
2026 - NIL

Note: Thirteen years search (i.e. from year 2014 to 2026) for above mentioned property is carried out by me through website www.igrmaharashtra.gov.in maintained by Department of Registration and Stamp Government of Maharashtra and no adverse entry is found.

Chandrapur
Dt: 20/09/2026


Vinay Manohar Linge
Advocate

ADV VINAY LINGE
CHANDRAPUR

Vinay M. Linge

Advocate

Civil Lines, Chandrapur

Phone No. (07172-252617)

Mobile No. 9325304993

PP NO. 10337041 (77000357803, 77000357804)

Date : 20/09/2026

ICICI Home Finance Limited

Branch Chandrapur.

TITLE VERIFICATION & SEARCH REPORT

Dear Sir/Madam,

On the basis of relevant documents submitted by **ICICI Home Finance Ltd., Chandrapur** for the purpose of verification Search of Title in respect of the property described below. I, the undersigned Advocate, do hereby submit my Verification & Search Report about the title in respect of the same.

SCHEDULE OF PROPERTY: All that Piece and Parcel of Land area 190 Sq. Mtr. of Plot No. 40 out of Survey No. 3/1, situated at Mouza Borda, B. No. 368 & P. H. No. 14, Tah. Warora & Dist Chandrapur.

Bounded as under: Plot

East	Internal Road
West	Plot No. 39
North	Plot No. 41
South	Internal Road

That I have taken search by inspecting the index Registers for a period of 13 years, i.e. 2013 to 2025 at the office of Sub-Registrar **Warora**, I have also perused document placed before me.

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

That, All that Piece and Parcel of Land area 1.21 HR of Survey No. 3/1, situated at Mouza Borda, B. No. 368 & P. H. No. 14, Tah. Warora & Dist Chandrapur was owned by Shri. Bajrang Jaggu Mahadik.

That, Shri. Bajrang Jaggu Mahadik executed Registered Sale Deed in respect of Land area 1.21 HR of Survey No. 3/1, situated at Mouza Borda, B. No. 368 & P. H. No. 14, Tah. Warora & Dist Chandrapur in favor of M Shri. Renuka Developers & Builders Warora through Partner Shri. Abhijit Vijayrao Ghude vide registered document bearing No. 1218/2004, dt. 15/05/2004. Thereafter, Registered Correction Deed was executed for the Rectification in Registered Sale Deed Doc. No. 1218/2004, dt. 15/05/2004 in respect of the Word "Partner" instead of "Proprietor" before the SRO Warora vide registered document bearing No. 2132/2009, dt. 22/12/2009.

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CHANDRAPUR

document bearing No. 192/2010, dt. 25/01/2010.

That, Chhaya Sanjay Chandekar executed Unregistered Agreement to Sale in respect of Land area 190 Sq. Mtr. of Plot No. 40 out of Survey No. 3/1, situated at Mouza Borda, B. No. 368 & P. H. No. 14, Tah. Warora & Dist Chandrapur in favor of Raju Prahlad Yadav & Ravi Prahalad Yadav vide dt. 08/09/2026.

Whereas the name of the present owner has been duly muted in the revenue records.

is pertinent to note that the present owner is having full ownership over the plot with approved sub-division and therefore the property can be mortgage strictly as per the policy of bank.

that since the Inspector General of Registration and Controller of Stamp had issued circular, dated 22/07/2021, wherein the embargo has been levied upon the sale-purchase transaction of plot wherein the Sub-Division has been granted by the Competent Authority. Hence this report is strictly subject to the adherence as per the policy of ICICI Home Finance Ltd.

- From the perusal of all Xerox documents submitted and perusal thereof, I am of the opinion that **Chhaya Sanjay Chandekar** is the owner of the scheduled of property and he has valid, clear and marketable title over the scheduled property.
- That I verified all relevant Index entries from the book and record kept and maintained in the office of Registrar and Sub-Registrar **Warora** by depositing Rs. 325/- vide Receipt No. GRN - MH010492747202627P, dated 20/09/2026
- That during the course of my inspection, I did not come across to entry as to encumbrance and charges over the said property, the schedule of property is free from all sort of encumbrance, charges, lien, etc. and the owners are having clear, valid and marketable title over the scheduled property.
- That it is needless to mention here that the property can be mortgage with a financial institution by way of security for repayment of loan, if any advance to the owners.
- That it is needless to mention here that the ICICI Home Finance Ltd. must verify the all original documents in respect of the schedule property before disbursement of loan amount and hence this report is strictly to original documents verification by the ICICI Home Finance Ltd.

DOCUMENTS PERUSED:

1. **Photocopy:** Registered Sale Deed Doc. No. 1218/2004, dt. 15/05/2004.
2. **Photocopy:** Registered Correction Doc. No. 2132/2009, dt. 22/12/2009.
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9. **Original:** Latest Notice of Intimation to SRO Warora executed by Raju Prahlad Yadav & others in favor of ICICI Home Finance Limited.

Hence, this report of Search & Verification of Title.

Chandrapur

Date: 20/09/2026


Adv. Vinay M. Linge

ADV VINAY LINGE
CHANDRAPUR



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-160367	Application No.:	77000357803
Customer Name:	Raju Prahlad Yadav	Branch :	(10169) CHANDRAPUR
Product Name:	HI - Rhl - Home Purchase - Resale	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	Technical Agency
Contact Name:	Raju Prahlad Yadav	Mobile :	9834177764 9011102668

PROPERTY ADDRESS

Property Address:	Plot No 40, Shet Survey No 3/1, B No 338, Ph No 14, Mouza Borda, Near Ratnamal Chowk, Behind Kashyap Plaza, Tah Warora Dist Chandrapur, 442907	Location:	Woroda
Legal Address:	Plot No 40, Shet Survey No 3/1, B No 338, Ph No 14, Mouza Borda, Near Ratnamal Chowk Behind Kashyap Plaza, Tah Warora Dist Chandrapur 442907	City:	Chandrapur Pin Code 442907
		State:	Maharashtra Country India
		Nearby Landmark:	Near Ratnamal Chowk Behind Kashyap
		Collateral ID:	I26CFR07-088326

PROPERTY DETAILS

Type Of Property:	Bungalow	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	70 PERCENT
No of Floors:	0	Class Of Locality:	Middle Class Area
Carpet Area Measured:	No	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	90
Green Housing:	No	Distance from City Center Km:	45
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
First Floor				
Second Floor				
Other1				
Other2				
Ground Floor	4	2	2	13HK TWO UNITS
Structure	Occupancy Status	Occupied By	Apprx. Property Age	
Rcc Structure	Occupied	Tenants	(For Home Improvement/ Home	
			14	
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property	
Good	NA	Na	46	

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Internal Road	Plot No 39	Plot No 41	Bujone Layout
Actual on Site	Road	House On Plot No 39	Plot No 41	House Of Jivtode / Bujone
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	2
Flood Prone Area	No	CRZ	1

VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	0	Constructed Rate :	0
Total Value ₹:	1	Floorwise Usage:	

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	2045	1600	3272000
Carpet Area	689	0	0
Super Built Up/Sellable Area	861	1900	1635900
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	4907900
% Recommended	100	Realizable Value:	4908000

Realizable Value In Words : Rupees Forty-Nine Lakh Eight Thousand

Visited By:	Reckoner Technical Service Private Limited_Hfc	Visited on:	18-Sep-2026
Violations observed (if any):			

Remarks:	null 1. this is home purchase resale case 2. said property is gf structure, presently rented to two families 3. documents provided includes copy of draft ats in the name of shree raju pralhad yadav and shree ravi pralhad yadav, copy of sale deed in the name of smt chhaya sanjay chandekar with sr no 1296-2010 dated on 10/06/2010, 7/12 extract in the name of smt chhaya sai jay chandekar, building plan and permission of gp borda tharav no 614 dated on 06/04/2010, sanctioned layout plan of sdc 4. plot area in valuation is taken from sale deed and 7/12 extract 5. bua is taken from gp building plan, this is to be noted.
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OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map