



Adv. Manish Adam

M.com, LL.M

Flat No.23, Padmanagar Co-operative
Housing Society, New Paccha Peth
Solapur – 413006.

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Application No.	77000371194, 77000371195
APS No.	10349006

Date: 13.10.2026

To,
ICICI Home Finance Company Limited,
Solapur.

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of: YOGIRAJENDRA BASAVRAJ BHIMADE

PART I: PROPERTY DETAILS:

1. Name of the Applicant/Borrower/s: YOGIRAJENDRA BASAVRAJ BHIMADE
2. Name of the Co-applicant/s: (if any): - [Co-applicant]: PRITEE YOGIRAJENDRA BHIMADE, BASAVRAJ NAGNATH BHIMADE, MAHADEVI BASAVRAJ BHIMADE
3. Type of Loan: [Type of Loan] Regular Non Home Loan-BT + Top Up
4. Purpose of Loan: [Purpose of Loan] : LAP Residential
5. Name of the Property Owner/s – Mr. Basavraj Nagnath Bhimade
6. Description of the Property (with Boundaries):

All that Piece and Parcel of the property bearing City Survey No. 329 admeasuring 143.00 sq. mtrs, Situated at South Kasaba, Taluka – North Solapur, Dist. – Solapur which is bounded as follow: -

East	:	Road
South	:	Road
West	:	Road
North	:	City Survey No. 342/A and 342/B

Nature / Status of the Property: Non Agriculture (City Survey Property)

7. 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. List of Document issued by the Axis Bank Ltd, Solapur. (Photo Copy).

2. Sale Deed bearing Sr. No. 3629/2002 dt. 13/08/2002 executed by Mr. Kantilal Sonaji Jain in favor of Mr. Basavraj Nagnath Bhimade . (Photo Copy).
3. Property Card of City Survey No. 329 admeasuring 143.00 sq. mtrs, situated at South Kasaba, Taluka – North Solapur, Dist. – Solapur. (Photo Copy).
4. City Survey Map (Naksha) of City Survey No. 329, South Kasaba, issued by the City Survey Officer, Solapur. (Photo Copy).

PART III: FLOW OF TITLE OF PROPERTY

- 1) That I have gone through the documents mentioned in schedule – II of this report. On perusal of the khada – khod extract (6 D) containing entries from 2014 to 2026 it reveals that City Survey No. 329 admeasuring 143.00 sq. mtrs, situated at South Kasaba, Taluka – North Solapur, Dist. – Solapur, it reveals that the said property was owned and possessed by Mr. Shankar Govind Dev.
- 2) That thereafter Mr. Shankar Govind Dev has sold the property bearing City Survey No. 329 admeasuring 143.00 sq. mtrs, situated at South Kasaba, , Taluka – North Solapur, Dist. – Solapur to Mr. Audumbar Janardan Jadhav for consideration of Rs. 4,00,000/- vide Sale Deed bearing Sr. No. 3266 dt. 22/11/1996. Accordingly such an entry to that effect has been made into the record of rights through mutation entry dt. 16/12/1998.
- 3) That thereafter Mr. Audumbar Janardan Jadhav has sold the property bearing City Survey No. 329 admeasuring 143.00 sq. mtrs, situated at South Kasaba, , Taluka – North Solapur, Dist. – Solapur to Mr. Kantilal Sonaji Jain for consideration of Rs. 4,05,000/- vide Sale Deed bearing Sr. No. 3298 dt. 04/08/2001. Accordingly such an entry to that effect has been made into the record of rights through mutation entry dt. 13/09/2001.
- 4) That thereafter Mr. Kantilal Sonaji Jain has sold the property bearing City Survey No. 329 admeasuring 143.00 sq. mtrs, situated at South Kasaba, , Taluka – North Solapur, Dist. – Solapur to Mr. Basavraj Nagnath Bhimade for consideration of Rs. 5,00,000/- vide Sale Deed bearing Sr. No. 3629 dt. 13/08/2002. Accordingly such an entry to that effect has been made into the record of rights through mutation entry dt. 22/10/2002.
- 5) That thereafter Mr. Basavraj Nagnath Bhimade has availed the loan of Rs. 4,90,000/- from the Uco Bank Ltd, Solapur and accordingly mortgaged the City Survey No. 329 admeasuring 143.00 sq. mtrs, situated at South Kasaba, , Taluka – North Solapur, Dist. – Solapur to Uco Bank Ltd, Solapur vide Mortgage Deed bearing Sr. No. 3630 dt. 13/08/2002.
- 6) That thereafter Mr. Basavraj Nagnath Bhimade has availed the loan from the Canara Bank Ltd, Solapur and accordingly mortgaged the City Survey No. 329 admeasuring 143.00 sq. mtrs, situated at South Kasaba, Taluka – North Solapur,

Dist. – Solapur to Canara Bank Ltd,
bearing Sr. No. 2117 dt.20/03/2015

Solapur vide Mortgage Deed

- 7) That thereafter it is seen that Mr. Basavraj Nagnath Bhimade has repaid the loan taken from the Uco Bank Ltd, Solapur and accordingly Uco Bank Ltd, Solapur has executed the Mortgage Release Deed bearing Sr. No. 1833 dt. 20/05/2019 in favor of Mr. Basavraj Nagnath Bhimade .
- 8) That thereafter it is seen that Mr. Basavraj Nagnath Bhimade has repaid the loan taken from the Canara Bank Ltd, Solapur and accordingly Canara Bank Ltd, Solapur has executed the Mortgage Release Deed bearing Sr. No. 1297 dt. 16/03/2020 in favor of Mr. Basavraj Nagnath Bhimade .
- 9) That thereafter Mr. Basavraj Nagnath Bhimade has availed the loan of Rs. 21,36,000/- from the Axis Bank Ltd, Solapur and filed the Notice of Intimation regarding mortgage by way of Deposit of Title Deed bearing Sr. No. 246 dt. 16/02/2023 in Office of Sub Registrar, North Solapur.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

- Sale Deed bearing Sr. No. 3629 dt. 13/08/2002 executed by Mr. Kantilal Sonaji Jain in favor of Mr. Basavraj Nagnath Bhimade .

PART V: OTHER PROVISIONS:

- 5.1 Whether provisions of urban land ceiling act are applicable? NA
- 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? NA (City Survey property within the limits of Solapur Municipal Corporation)
- 5.5 Whether up to date tax/land revenue has been paid in respect of the property? Latest Property Tax Receipt to be collected
- 5.6 Whether all original documents for last 13/30 years have been scrutinized; if not give reasons? No (Not Provided)
- 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? Freehold – NA
- 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? 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- NA

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

Search Report Details: -

Search Conducted Years: 13 yrs from 2014 to 2026

Name of the Advocate / Searcher: Adv. Manish Adam

Search Report Date: 13/10/2026

Note:

5.21 Whether EC is obtained? NA

EC Details: - NA

No. of Years EC Obtained: NA

Any Encumbrance to Specify: **YES, Axis Bank Ltd, Solapur**

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 **Mr. Basavraj Nagnath Bhimade** has derived a valid, clear, marketable title and with any encumbrance of **Axis Bank Ltd, Solapur** in the property/ies stated above.

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co- Borrower **Mr. Basavraj Nagnath Bhimade** .

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 at the time of disbursement of the loan: -

1. List of Document issued by the Axis Bank Ltd, Solapur. (In Original)
2. Mortgage Release Deed bearing Sr. No. 1833 dt. 20/05/2019 executed by Uco Bank Ltd, Solapur in favor of Mr. Basavraj Nagnath Bhimade along with its Registration Receipt and Index II. (In Original).
3. Latest Property Card of City Survey No. 329 admeasuring 143.00 sq. mtrs, Situated at South Kasaba, Taluka – North Solapur, Dist. – Solapur. (Certified/Digital).
4. Latest Tax Paid Receipt issued by the Solapur Municipal Corporation. (Photo Copy).

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

1. No Dues Certificate issued by the Axis Bank Ltd, Solapur in favor of Mr. Basavraj Nagnath Bhimade. (In Original).
2. Mortgage Release Deed bearing Sr. No. 1297 dt. 16/03/2020 executed by Canara Bank Ltd, Solapur in favor of Mr. Basavraj Nagnath Bhimade along with its Registration Receipt and Index II. (In Original).
3. No Dues Certificate issued by the Canara Bank Ltd, Solapur in favor of Mr. Basavraj Nagnath Bhimade. (In Original).
4. Sale Deed bearing Sr. No. 3629 dt. 13/08/2002 executed by Mr. Kantilal Sonaji Jain in favor of Mr. Basavraj Nagnath Bhimade along with its Registration Receipt and Index II. (In Original)
5. Sale Deed bearing Sr. No. 3298 dt. 04/08/2001 executed by Mr. Audumbar Janardan Jadhav in favor of Mr. Kantilal Sonaji Jain along with its Registration Receipt and Index II. (In Original)
6. Sale Deed bearing Sr. No. 3266 dt. 22/11/1996 executed by Mr. Shankar Govind Dev in favor of Mr. Audumbar Janardan Jadhav along with its Registration Receipt and Index II. (In Original)

REMARKS (if any): - NIL**Yours Faithfully,**

Adv. Manish Adam

**MANISH
GOURISHAN
KAR ADAM**

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MANISH
GOURISHANKAR ADAM
Date: 2026.10.13
15:53:13 +05'30'



Adv. Manish Adam

M.com, LL.M

Flat No.23, Padmanagar Co-operative
Housing Society, New Paccha Peth
Solapur – 413006.

Email: adam.manish09@gmail.com

Cell: 9850165731

SEARCH REPORT

To,
ICICI Home Finance Company Limited.
Solapur.

Sub: Search and Title Verification Report in respect of City Survey No. 329 admeasuring 143.00 sq. mtrs, Situated at South Kasaba, Taluka – North Solapur, Dist. – Solapur which is owned and possessed by Mr. Basavraj Nagnath Bhimade.

Sir ,

That as per the request, I have taken search of Index –II and verified the documents mentioned in Schedule II in respect of the above mentioned property in order to ascertain clear and marketable title to the aforesaid property from the office of Sub- Registrar and Tahsildar, Taluka – North Solapur for the period of 2014 to 2026. That on perusal of the documents mentioned in schedule II, it reveals that the title of **Mr. Basavraj Nagnath Bhimade** is clear and marketable with encumbrance of **Axis Bank Ltd, Solapur.**

Discription of Property

All that piece & Parcel of City Survey No. 329 admeasuring 143.00 sq. mtrs, Situated at South Kasaba, Taluka – North Solapur, Dist. – Solapur which is bounded as follow: -

East	:	Road
South	:	Road
West	:	Road
North	:	City Survey No. 342/A and 342/B

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

1. List of Document issued by the Axis Bank Ltd, Solapur. (Photo Copy).
2. Sale Deed bearing Sr. No. 3629/2002 dt. 13/08/2002 executed by Mr. Kantilal Sonaji Jain in favor of Mr. Basavraj Nagnath Bhimde. (Photo Copy).
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4. City Survey Map (Naksha) of City Survey No. 329, South Kasaba, issued by the City Survey Officer, Solapur. (Photo Copy).

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

1. That I have gone through the documents mentioned in schedule – II of this report. On perusal of the khada – khod extract (6 D) containing entries from 2014 to 2026 it reveals that City Survey No. 329 admeasuring 143.00 sq. mtrs, situated at South Kasaba, Taluka – North Solapur, Dist. – Solapur, it reveals that the said property was owned and possessed by Mr. Shankar Govind Dev.
2. That thereafter Mr. Shankar Govind Dev has sold the property bearing City Survey No. 329 admeasuring 143.00 sq. mtrs, situated at South Kasaba, , Taluka – North Solapur, Dist. – Solapur to Mr. Audumbar Janardan Jadhav for consideration of Rs. 4,00,000/- vide Sale Deed bearing Sr. No. 3266 dt. 22/11/1996. Accordingly such an entry to that effect has been made into the record of rights through mutation entry dt. 16/12/1998.
3. That thereafter Mr. Audumbar Janardan Jadhav has sold the property bearing City Survey No. 329 admeasuring 143.00 sq. mtrs, situated at South Kasaba, Taluka – North Solapur, Dist. – Solapur to Mr. Kantilal Sonaji Jain for consideration of Rs. 4,05,000/- vide Sale Deed bearing Sr. No. 3298 dt. 04/08/2001. Accordingly such an entry to that effect has been made into the record of rights through mutation entry dt. 13/09/2001.
4. That thereafter Mr. Kantilal Sonaji Jain has sold the property bearing City Survey No. 329 admeasuring 143.00 sq. mtrs, situated at South Kasaba, Taluka – North Solapur, Dist. – Solapur to Mr. Basavraj Nagnath Bhimade for consideration of Rs. 5,00,000/- vide Sale Deed bearing Sr. No. 3629 dt. 13/08/2002. Accordingly such an entry to that effect has been made into the record of rights through mutation entry dt. 22/10/2002.
5. That thereafter Mr. Basavraj Nagnath Bhimade has availed the loan of Rs. 4,90,000/- from the Uco Bank Ltd, Solapur and accordingly mortgaged the City Survey No. 329 admeasuring 143.00 sq. mtrs, situated at South Kasaba, , Taluka – North Solapur, Dist. – Solapur to Uco Bank Ltd, Solapur vide Mortgage Deed bearing Sr. No. 3630 dt. 13/08/2002.
6. That thereafter Mr. Basavraj Nagnath Bhimade has availed the loan from the Canara Bank Ltd, Solapur and accordingly mortgaged the City Survey No. 329 admeasuring 143.00 sq. mtrs, situated at South Kasaba, Taluka – North Solapur, Dist. – Solapur to Canara Bank Ltd, Solapur vide Mortgage Deed bearing Sr. No. 2117 dt.20/03/2015.
7. That thereafter it is seen that Mr. Basavraj Nagnath Bhimade has repaid the loan taken from the Uco Bank Ltd, Solapur and accordingly Uco Bank Ltd, Solapur has executed the Mortgage Release Deed bearing Sr. No. 1833 dt. 20/05/2019 in favor of Mr. Basavraj Nagnath Bhimade.
8. That thereafter it is seen that Mr. Basavraj Nagnath Bhimade has repaid the loan taken from the Canara Bank Ltd, Solapur and accordingly Canara Bank Ltd, Solapur has executed the Mortgage Release Deed bearing Sr. No. 1297 dt. 16/03/2020 in favor of Mr. Basavraj Nagnath Bhimade.
9. That thereafter Mr. Basavraj Nagnath Bhimade has availed the loan of Rs. 21,36,000/- from the Axis Bank Ltd, Solapur and filed the Notice of Intimation regarding mortgage by way of Deposit of Title Deed bearing Sr. No. 246 dt. 16/02/2023 in Office of Sub Registrar, North Solapur

Opinion

That on the basis of the documents mentioned in schedule –II of this report and on the basis of search taken by me in the office of Sub – Registrar, Dharashiv , the title **of Mr. Basavraj Nagnath Bhimade** is clear and marketable with encumbrance of **Axis Bank Ltd, Solapur.**

This search and title verification report is dated 13/10/2026.

MANISH
GOURISHAN
KAR ADAM

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MANISH
GOURISHANKAR ADAM
Date: 2026.10.13
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Thanking You
(Manish G. Adam)
Advocate

As per your instructions we have carried out the searches of Extract of Index-II in the Office/s of Sub-Registrar for 13 year i.e. for 2014-2026 vide Receipt No. /Challan No. MH011898472202627U/1115548353 dt.13/10/2026.

The Office of Sub-Registrar:-

2011	NIL
2012	NIL
2013	NIL
2014	NIL
2015	Mortgage Deed bearing Sr. No. 2117 dt.20/03/2015 executed by Mr. Basavraj Nagnath Bhimade in favor of Canara Bank Ltd, Solapur
2016	NIL
2017	NIL
2018	NIL
2019	Mortgage Release Deed bearing Sr. No. 1833 dt. 20/05/2019 executed by Uco Bank Ltd, Solapur in favor of Mr. Basavraj Nagnath Bhimade
2020	Mortgage Release Deed bearing Sr. No. 1297 dt. 16/03/2020 executed by Canara Bank Ltd, Solapur in favor of Mr. Basavraj Nagnath Bhimade
2021	NIL
2022	NIL
2023	Notice of Intimation regarding mortgage by way of Deposit of Title Deed bearing Sr. No. 246 dt. 16/02/2023
2024	NIL
2025	NIL
2026	NIL

The Papers given to us are returned with the report.

Thanking You
(Manish G. Adam)
Advocate

MANISH
GOURISHAN
KAR ADAM

Digitally signed by
MANISH
GOURISHANKAR ADAM
Date: 2026.10.13
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GRN	MH011898472202627U	BARCODE			Date	13/10/2026-13:39:27				Form ID														
Department					Inspector General Of Registration																			
Type of Payment					Search Fee					TAX ID / TAN (If Any)														
					Other Items					PAN No.(If Applicable)														
Office Name					PND1_JT DISTT REGISTRAR PUNE URBAN					Full Name					manish gourishankar adam									
Location					PUNE					Flat/Block No.														
Year					2026-2027 One Time																			
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					STATE BANK OF INDIA					FOR USE IN RECEIVING BANK														
Cheque-DD Details										Bank CIN			Ref. No.			00040572026101316691				CPAHJPHLT3				
Cheque/DD No.										Bank Date			RBI Date			13/10/2026-13:24:40				Not Verified with RBI				
Name of Bank										Bank-Branch						STATE BANK OF INDIA								
Name of Branch										Scroll No. , Date						Not Verified with Scroll								

Mobile No. : XXXXXX5045

Department ID : 339414867 Mobile No. : X

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

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

MH011898472202627U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
13 Oct 2026	Receipt	Receipt no.: 1115548353
	Name of the Applicant :	manish gourishankar adam
	Details of property of which document has to be searched :	Dist :Solapur Village :Solapur Siti S.No/CTS No/G.No. : 329
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH011898472202627U		
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'.		