

Legal Alliance Services

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LEGAL SCRUTINY REPORT

File No. SF/2026/September/ 25

Dated :- 18/09/2026

App No. 77000354114

LOS No:- 10333700

To,
ICICI HFC LTD,
NAGPUR

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of KAMLESH KHUBCHAND NEHCHANI

PART I: PROPERTY DETAILS:

- 1. Name of the Applicant/Borrower/s:** Kamlesh Khubchand Nehchani
- 2. Name of the Co-applicant/s: (if any):** SWATI KAMLESH NEHCHANI
- 3. Type of Loan:** REGULAR LAP
- 4. Purpose of Loan:** COMMERCIAL SHOP LAP
- 5. Name of the Property Owner/s:** Kamlesh Khubchand Nehchani
- 6. Description of the Property (with Boundaries):**

All That Piece And Parcel Of Land **House No 657/1 Adm Area 36.413 Sq Mtrs (391.94 Sq Ft) Cs No 177/1, Sheet No 133, Circle No 14/20, Ward No 64, Mouza Nagpur Tah & Dist. Nagpur.** and construction thereon.

and bounded as under: -

On The East	House Of Smt Babita Dhapodkar
On The West	Road
On The North	House Of Smt Babita Dhapodkar
On The South	Portion Of Property Of Smt Seema Mirani

- 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. **Sale deed dt** 10/11/2014, Sr No 6845, Sub Reg No 3 from Shri Devnath Balchandra Pimplikar And Smt Usha Sanjay Pimplikar to Meera Khubchand Nehchani
- 2. **Gift deed dt** 13/01/2024, Sr No 250, Sub Reg No 5 from Meera Khubchand Nehchani to Kamlesh Khubchand Nehchani
- 3. **sale deed dt** 18/09/2013, sr no 5011, sub reg no 6 from S S builder to Shri Devnath Balchandra Pimplikar And Smt Usha Sanjay Pimplikar
- 4. Akhive patrika in the name of Kamlesh Khubchand Nehchani

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

Title flow chart

Original owner S S Builder	3306.54 Sq Ft (307.3 Sq Mtrs) House No 657 Total Adm Area
Sold to Shri Devnath Balchandra Pimplikar And Smt Usha Sanjay Pimplikar vide Sale Deed Dt 18/09/2013, Sr No 5011, Sub Reg No 6	781 Sq Ft Being The Southern Portion Of House No 657
Sold to Meera Khubchand Nehchani vide sale deed dt 10/11/2014, Sr No 6845, Sub Reg No 3	391.94 Sq Ft (36.413 SQ FT) OUT OF Land Area 781 Sq Ft
gifted to Kamlesh Khubchand Nehchani vide gift deed dt 13/01/2024, Sr No 250, Sub Reg No 5	391.94 Sq Ft (36.413 SQ FT) OUT OF Land Area 781 Sq Ft

Brief History

- **That the said land bearing** House No 657 Total Adm Area 307.3 Sq Mtrs (3306.54 Sq Ft) C S No 177/1 , Sheet No 133 Ward No 45 Mouza Nagpur Tah & Dist. Nagpur was originally belonged to S S Builder (as per ferfar no 6219 dt 02/05/2013)
- **Whears** S S Builder has sold Land Area 781 Sq Ft Being The Southern Portion Of House No 657 Total Adm Area 307.3 Sq Mtrs (3306.54 Sq Ft) to Shri Devnath Balchandra Pimplikar And Smt Usha Sanjay Pimplikar vide Sale Deed Dt 18/09/2013, Sr No 5011, Sub Reg No 6
- whereas Shri Devnath Balchandra Pimplikar And Smt Usha Sanjay Pimplikar has sold **Northern Portion Having Adm Area 391.94 Sq Ft** (36.413 SQ FT)

OUT OF Land Area 781 Sq Ft to Meera Khubchand Nehchani vide sale deed dt 10/11/2014, Sr No 6845, Sub Reg No 3

- whereas Meera Khubchand Nehchani has gifted the said land to Kamlesh Khubchand Nehchani vide gift deed dt 13/01/2024, Sr No 250, Sub Reg No 5
- whereas the name of the present owner has been duly mutated in revenue records.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

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? **YES**
- 5.6 Whether all original documents for last 13 years have been scrutinized; if not give reasons? **YES**
- 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? ____ years (remaining period) **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/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 **NA**
- 5.20 Whether Search Report is obtained and submitted? **YES**

Search Report Details: - MH010479860202627U

Search Conducted Years: 13YRS

Name of the Advocate / Searcher: **ADV.SADDISH FRANCIS**

Search Report Date: 18/09/2026

Note:

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 Mr./Ms Kamlesh Khubchand Nehchani 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 / Co borrower Mr./Ms Kamlesh Khubchand Nehchani

The following original documents to be collected by ICICI HFC for the creation of a 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. **Original Gift deed with RR dt 13/01/2024**, Sr No 250, Sub Reg No 5 from Meera Khubchand Nehchani to Kamlesh Khubchand Nehchani (House No 657 Adm Area 391.94 Sq Ft)
2. **Original sale deed with RR dt 10/11/2014**, Sr No 6845, Sub Reg No 3 from Shri Devnath Balchandra Pimplikar And Smt Usha Sanjay Pimplikar to Meera Khubchand Nehchani
3. **Copy of latest tax receipt paid up to 2026**
4. **Copy of sale deed dt 18/09/2013**, sr no 5011, sub reg no 6 from S S builder to Shri Devnath Balchandra Pimplikar And Smt Usha Sanjay Pimplikar
5. **Copy of technical report for total built up area** (there is shop construction of G-2 on the said land)

Following documents are required post disbursal: (if any): -NO

REMARKS (if any): -No

Saddish Francis Digitally signed by Saddish Francis
Date: 2026.09.23 09:14:43 +05'30'
SADDISH FRANCIS (Advocate)