



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.	77000329541, 77000329542
APS No.	10311255

LAN No:

Date: 11/08/2026

To,
ICICI Home Finance Company Limited,
Solapur
Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of : Mr. Gajanan Baba Takale

PART I: PROPERTY DETAILS:

1. **Name of the Applicant/Borrower/s : Mr. Gajanan Baba Takale**
2. **Name of the Co-applicant/s: (if any) : - RAJANI GAJANAN TAKALE**
3. **Type of Loan: Micro LAP-Fresh**
4. **Purpose of Loan: LAP Residential**
5. **Name of the Property Owner's : Mr. Gajanan Baba Takale**
6. **Description of the Property (with Boundaries) :**

All that piece & parcel of the Gat No.990/3 out of that admeasuring 0H 02R or 200.00 sq. mtrs, Situated at Mahud Budruk, Taluka - Sangola, Dist. – Solapur which is bounded as follow :-

East	:	Gat No.990/3 Paiki Remaining Land
South	:	10 mtrs DP Road
West	:	Gat No.990/3 Remaining Land
North	:	Land of Sudhir Nagane

Nature / Status of the Property: Non Agriculture

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. Sale Deed bearing Sr. No.2189 dt.19/05/2015 executed by Mr. Bandu Nana Nagane in favor of Mr. Gajanan Baba Takale (Photo Copy).
2. Zone Certificate bearing No. JAKRA.ZONEDHAKHLA/PRA.YO.SO./SSNR-SO/3727 dt.20/07/2026 issued by the Asst. Director, Town Planning, Solapur Municipal Corporation (Photo Copy).

3. Form No.8 (Assessment No.8) dt. 02/07/2026 of Grampanchayat Property No. 3144, Situated at Mahud Budruk, Taluka – Sangola, Dist. – Solapur (Photo Copy)
4. 7 x 12 Extract of Gat No.990/3, Situated at Mahud Budruk, Taluka - Sangola, Dist. – 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 the Gat No.990/3, Situated at Mahud Budruk, Taluka - Sangola, Dist. – Solapur was owned and possessed by Mr. Bandu Nana Nagane being ancestral property.
- 2) That thereafter it is seen that Mr. Bandu Nana Nagane has sold the Gat No.990/3 out of that admeasuring 0H 02R or 200.00 sq. mtrs, Situated at Mahud Budruk, Taluka - Sangola, Dist. – Solapur to Mr. Gajanan Baba Takale for consideration of Rs. 1,50,000/- vide Sale Deed bearing Sr. No. 2189 dt.19/05/2015.
- 3) That thereafter Mr. Gajanan Baba Takale has availed the loan of Rs. 25,00,000/- from the S.B.F.C Finance Pvt. Ltd, Branch – Baramati and accordingly mortgaged the Gat No.990/3 out of that admeasuring 0H 02R or 200.00 sq. mtrs, Situated at Mahud Budruk, Taluka - Sangola, Dist. – Solapur to S.B.F.C Finance Pvt. Ltd, Branch – Baramati vide Mortgage Deed bearing Sr. No. 5354 dt. 06/11/2025.
- 4) That Mr. Gajanan Baba Takale has not converted the Gat No.990/3 out of that admeasuring 0H 02R or 200.00 sq. mtrs, Situated at Mahud Budruk, Taluka - Sangola, Dist. – Solapur into Non Agriculture as per the provisions of Maharashtra Land Revenue Code 1966 but as per the Zone Certificate bearing Sr. No. JAKRA.ZONEDHAKHLA/PRA.YO.SO./SSNR-SO/3727 dt.20/07/2026 issued by the Asst. Director, Town Planning, Solapur Municipal Corporation that the Gat No. 990 falls under the Residential Zone (Yellow Zone)

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

- Sale Deed bearing Sr. No.2189 dt.19/05/2015 executed between Mr. Bandu Nana Nagane and Mr. Gajanan Baba Takale .

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? YES
- 5.5 Whether up to date tax/land revenue has been paid in respect of the property? NA

- 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? _____ years (remaining period) – 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: 11/08/2026
 Note:
- 5.21 Whether EC is obtained? NA
 EC Details: - NA
 No. of Years EC Obtained: NA
 Any Encumbrance to Specify: **YES, S.B.F.C Finance Pvt. Ltd, Branch – Baramati**
 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. Gajanan Baba Takale** is clear has derive a valid, clear, marketable and with encumbrance of **S.B.F.C Finance Pvt. Ltd, Branch – Baramati** 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. Gajanan Baba Takale**

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. Mortgage Release Deed executed by S.B.F.C Finance Pvt. Ltd, Branch – Baramati in favor of Mr. Gajanan Baba Takale along with its Registration Receipt and Index II. (In Original).
2. No Dues Certificate issued by the S.B.F.C Finance Pvt. Ltd, Branch – Baramati in favor of Mr. Gajanan Baba Takale. (In Original).
3. Sale Deed bearing Sr. No.2189 dt.19/05/2015 executed between Mr. Bandu Nana Nagane and Mr. Gajanan Baba Takale along with its Registration Receipt and Index II. (In Original).
4. Zone Certificate bearing No. JAKRA.ZONEDHAKHLA/PRA.YO.SO./SSNR-SO/3727 dt.20/07/2026 issued by the Asst. Director, Town Planning, Solapur Municipal Corporation. (In Original).
5. Latest 7 x 12 Extract of Gat No.990/3, Situated at Mahud Budruk, Taluka - Sangola, Dist. – Solapur. (Digital/Certified)

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

REMARKS (if any): - NIL

Yours Faithfully,

Adv. Manish Adam

**MANISH
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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 Gat No.990/3 out of that admeasuring 0H 02R or 200.00 sq. mtrs, Situated at Mahud Budruk, Taluka - Sangola, Dist. – Solapur which is owned and possessed by Mr. Gajanan Baba Takale

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 –Sangola for the period of 2014 to 2026. That on perusal of the documents mentioned in schedule II, it reveals that the title of **Mr. Gajanan Baba Takale** is clear and marketable with encumbrance of **S.B.F.C Finance Pvt. Ltd, Branch – Baramati**.

Discription of Property

All that piece & parcel of Gat No.990/3 out of that admeasuring 0H 02R or 200.00 sq. mtrs, Situated at Mahud Budruk, Taluka - Sangola, Dist. – Solapur which is bounded as follow:-

East	:	Gat No.990/3 Paiki Remaining Land
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PART II: LIST OF DOCUMENTS SUBMITTED BEFORE ME/US FOR SCRUTINY AND LEGAL OPINION: (SPECIFY THE DOCUMENTS ARE ORIGINAL OR XEROX)

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4. 7 x 12 Extract of Gat No.990/3, Situated at Mahud Budruk, Taluka - Sangola, Dist. – 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 the Gat No.990/3, Situated at Mahud Budruk, Taluka - Sangola, Dist. – Solapur was owned and possessed by Mr. Bandu Nana Nagane being ancestral property.
- 2) That thereafter it is seen that Mr. Bandu Nana Nagane has sold the Gat No.990/3 out of that admeasuring 0H 02R or 200.00 sq. mtrs, Situated at Mahud Budruk, Taluka - Sangola, Dist. – Solapur to Mr. Gajanan Baba Takale for consideration of Rs. 1,50,000/- vide Sale Deed bearing Sr. No. 2189 dt.19/05/2015.
- 3) That thereafter Mr. Gajanan Baba Takale has availed the loan of Rs. 25,00,000/- from the S.B.F.C Finance Pvt. Ltd, Branch – Baramati and accordingly mortgaged the Gat No.990/3 out of that admeasuring 0H 02R or 200.00 sq. mtrs, Situated at Mahud Budruk, Taluka - Sangola, Dist. – Solapur to S.B.F.C Finance Pvt. Ltd, Branch – Baramati vide Mortgage Deed bearing Sr. No. 5354 dt. 06/11/2025.
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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, Sangola , the title of **Mr. Gajanan Baba Takale** is clear and marketable with encumbrance of **S.B.F.C Finance Pvt. Ltd, Branch – Baramati.**

This search and title verification report is dated 11/08/2026.

Thanking You

MANISH
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ADAM

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by MANISH
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ADAM
Date: 2026.08.11
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(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. MH008025550202627U/1115340795 dt.11/08/2026.

The Office of Sub-Registrar:-

2011	NIL
2012	NIL
2013	NIL
2014	NIL
2015	Sale Deed bearing Sr. No.2189 dt.19/05/2015 executed by Mr. Bandu Nana Nagane in favor of Mr. Gajanan Baba Takale
2016	NIL
2017	NIL
2018	NIL
2019	NIL
2020	NIL
2021	NIL
2022	NIL
2023	NIL
2024	NIL
2025	Mortgage Deed bearing Sr. No. 5354 dt. 06/11/2025 executed by Mr. Gajanan Baba Takale in favor of S.B.F.C Finance Pvt. Ltd, Branch – Baramati
2026	NIL

The Papers given to us are returned with the report.

Thanking You
(Manish G. Adam
Advocate

**MANISH
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ADAM
Date: 2026.08.11
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CHALLAN
MTR Form Number-6



GRN	MH008025550202627U	BARCODE			Date	10/08/2026-14:55:49		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		manish gourishankar adam			
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 STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	00040572026081002670		CPAHCORCV4	
Cheque/DD No.					Bank Date	RBI Date	10/08/2026-14:24:56		Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID : 380673252

Mobile No. : XXXXXX5045

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.

MH008025550202627U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
10 Aug 2026	Receipt	Receipt no.: 1115340795
	Name of the Applicant :	manish gourishankar adam
	Details of property of which document has to be searched :	Dist :Solapur Village :Mahud Buxdruk S.No/CTS No/G.No. : 990
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH008025550202627U		
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'.		