



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

Application No.	77000354371, 77000354372
APS No.	10333851

Date: 12.09.2026

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

Legal Scrutiny Report in respect of the file of : Mr. Amar Rajul

PART I: PROPERTY DETAILS:

1. **Name of the Applicant/Borrower/s: Mr. Amar Rajul**
2. **Name of the Co-applicant/s: (if any): - Mrs. Bhagyalaxmi Amar Rajul**
3. **Type of Loan: Regular Non Home Loan-Fresh**
4. **Purpose of Loan: LAP Residential**
5. **Name of the Property Owner/s – Mrs. Bhagyalaxmi Amar Rajul**
6. **Description of the Property (with Boundaries):**

All that Piece and Parcel of Plot No. 33 admeasuring 108.85 sq. mtrs in Gadagi Nagar out of New Survey No. 144/2+3/A/1 (As Per Present 7 x 12 Extract Survey No. Survey No. 144/2/3/A/1) (Old Survey No. 146/2+3/A/1), Situated at Kasabe Solapur, Taluka – North Solapur, Dist.- Solapur which is bounded as follow: -

East	:	6.00 mtrs Road
South	:	Plot No.34
West	:	Plot No. 54
North	:	Plot No. 32

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. Building Permission bearing Sr. No. 988 dt. 09/02/2010 issued by the Solapur Municipal Corporation. (Photo Copy).
2. Copy of the Building Plan. (Photo Copy).

3. Sale Deed bearing Sr. No. 4639 dt. 23/08/2007 executed by Mr. Mohan Ramkrushna Chavadekar in favor of Mrs. Bhagyalaxmi Amar Rajul. (Photo Copy).
4. Sale Deed bearing Sr. No. 2429 dt. 12/07/2004 executed by 1.Mr. Shivaji Nagappa Gadagi 2. Mrs. Sunanda alias Lata Shivaji Gadagi in favor of Mr. Mohan Ramkrushna Chavadekar. (Photo Copy).
5. N. A. Order bearing Sr. No. RB.DESK.II.CTS.I.LNA.SR.44/2002 dt. 13/01/2003 issued by the Collector, Solapur. (Photo Copy).
6. 7 x 12 Extract of Plot No. 33 admeasuring 108.85 sq. mtrs out of Survey No. 144/2/3/A/1, Situated at- Kasabe Solapur, Taluka-North Solapur 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 said New Survey No. 144/2+3A/1 (Old Survey No. 146/2+3A/1) was owned and possessed by 1. Mr. Shivaji Nagappa Gadagi 2.Mrs. Sunanda alias Lata Shivaji Gadagi.
2. That thereafter Mr. Shivaji Nagappa Gadagi 2.Mrs. Sunanda alias Lata Shivaji Gadagi have prepared the layout and got it approved from the ADTP, Solapur bearing Order No. SSSNR/NR/2002/52 dt. 13/06/2002.
3. That thereafter 1.Mr.Shivaji Nagappa Gadagi 2. Mrs. Sunanda alias Lata Shivaji Gadagi the owner of the land bearing Survey no. 144/2+3A/1 (new) (old Survey No.146/2+3A/1) situated at Kasabe Solapur , North Solapur have converted to non agriculture by vide Order of the Collector, Solapur bearing No. RB.DESK.II.CTS.I.LNA.SR.44/2002 DT. 13/1/2003. Accordingly such an entry to that effect is made in the record of rights of the said property through mutation entry no. 3040 on 21/05/2005 and the same is certified on 15/06/2005.
4. That thereafter 1.Mr. Shivaji Nagappa Gadagi 2. Mrs. Sunanda alias Lata Shivaji Gadagi have sold the Plot No. 33 admeasuring 105.85 sq.mtrs in “Gadagi Nagar” to Mr. Mohan Ramkrushna Chavdekar for consideration of Rs. 72,000/- vide Sale Deed bearing Sr. No. 2429 dt. 12/07/2004. Accordingly such an entry to that effect has been made into the record of rights through mutation entry no. 3214.
5. That thereafter Mr. Mohan Ramkrushna Chavdekar has sold the Plot No. 33 admeasuring 105.85 sq.mtrs in “Gadagi Nagar” to Mrs. Bhagyalaxmi Amar Rajul for the consideration of Rs. 47,000/- vide Sale Deed bearing Sr. No. 4639 dt. 23/08/2007. Accordingly such an entry to that effect has been made into the record of rights through mutation entry no. 6185.
6. That thereafter Mrs. Bhagyalaxmi Amar Rajul has sought the Building Permission bearing Sr. No. 988 dt. 09/02/2010 from the Solapur Municipal Corporation.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

- Sale Deed bearing Sr. No. 4639 dt. 23/08/2007 executed by Mr. Mohan Ramkrushna Chavadekar in favor of Mrs. Bhagyalaxmi Amar Rajul.

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? 95 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: 12.09.2026
 Note:
- 5.21 Whether EC is obtained? NA
 EC Details: - NA

No. of Years EC Obtained: NA
 Any Encumbrance to Specify: **No**
 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 **Mrs. Bhagyalaxmi Amar Rajul** is clear has derive a valid, clear, marketable and without any encumbrance of what so ever 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. Amar Rajul**.

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. Sale Deed bearing Sr. No. 4639 dt. 23/08/2007 executed by Mr. Mohan Ramkrushna Chavadekar in favor of Mrs. Bhagyalaxmi Amar Rajul along with its Registration Receipt and Index II. (In Original).
2. Sale Deed bearing Sr. No. 2429 dt. 12/07/2004 executed by 1.Mr. Shivaji Nagappa Gadagi 2. Mrs. Sunanda alias Lata Shivaji Gadagi in favor of Mr. Mohan Ramkrushna Chavadekar along with its Registration Receipt and Index II. (In Original)
3. 7 x 12 Extract of Plot No. 33 admeasuring 108.85 sq. mtrs out of Survey No. 144/2/3/A/1, Situated at- Kasabe Solapur, Taluka-North Solapur Dist.- Solapur. (Digital/Certified).
4. Latest Tax Paid Receipt issued by the Solapur Municipal Corporation. (Photo Copy).

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

1. NIL

REMARKS (if any): - NIL

Yours Faithfully,

Adv. Manish Adam

**MANISH
GOURISHAN
KAR ADAM**

Digitally signed by MANISH
GOURISHANKAR ADAM
Date: 2026.09.12 14:20:26 +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 Plot No. 33 admeasuring 105.85 sq.mtrs in Gadagi Nagar” out of New Survey No. 144/2+3/A/1 (As Per Present 7 x 12 Extract Survey No. Survey No. 144/2/3/A/1) (Old Survey No. 146/2+3/A/1), Situated at Kasabe Solapur, Taluka – North Solapur, Dist.- Solapur which is owned and possessed by Mrs. Bhagyalaxmi Amar Rajul

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 – Pandharpur for the period of 2014 to 2026. That on perusal of the documents mentioned in schedule II, it reveals that the title of **Mrs. Bhagyalaxmi Amar Rajul** is clear and marketable without any encumbrance of what so ever type.

Discription of Property

All that piece & parcel of Plot No. 33 admeasuring 105.85 sq.mtrs in Gadagi Nagar” out of New Survey No. 144/2+3/A/1 (As Per Present 7 x 12 Extract Survey No. Survey No. 144/2/3/A/1) (Old Survey No. 146/2+3/A/1), Situated at Kasabe Solapur, Taluka – North Solapur, Dist.- Solapur which is bounded as follow :-

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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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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 said New Survey No. 144/2+3A/1 (Old Survey No. 146/2+3A/1) was owned and possessed by 1. Mr. Shivaji Nagappa Gadagi 2.Mrs. Sunanda alias Lata Shivaji Gadagi.
2. That thereafter Mr. Shivaji Nagappa Gadagi 2.Mrs. Sunanda alias Lata Shivaji Gadagi have prepared the layout and got it approved from the ADTP, Solapur bearing Order No. SSNR/NR/2002/52 dt. 13/06/2002.
3. That thereafter 1.Mr.Shivaji Nagappa Gadagi 2. Mrs. Sunanda alias Lata Shivaji Gadagi the owner of the land bearing Survey no. 144/2+3A/1 (new) (old Survey No.146/2+3A/1) situated at Kasabe Solapur , North Solapur have converted to non agriculture by vide Order of the Collector, Solapur bearing No. RB.DESK.II.CTS.I.LNA.SR.44/2002 DT. 13/1/2003. Accordingly such an entry to that effect is made in the record of rights of the said property through mutation entry no. 3040 on 21/05/2005 and the same is certified on 15/06/2005.
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5. That thereafter Mr. Mohan Ramkrushna Chavdekar has sold the Plot No. 33 admeasuring 105.85 sq.mtrs in “Gadagi Nagar” to Mrs. Bhagyalaxmi Amar Rajul for the consideration of Rs. 47,000/- vide Sale Deed bearing Sr. No. 4639 dt. 23/08/2007. Accordingly such an entry to that effect has been made into the record of rights through mutation entry no. 6185.
6. That thereafter Mrs. Bhagyalaxmi Amar Rajul has sought the Building Permission bearing Sr. No. 988 dt. 09/02/2010 from the Solapur Municipal Corporation.

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, Pandharpur, the title of **Mrs. Bhagyalaxmi Amar Rajul** is clear and marketable without any encumbrance of what so ever type.

This search and title verification report is dated 12/09/2026.

MANISH
GOURISHAN
KAR ADAM

Digitally signed by
MANISH
GOURISHANKAR ADAM
Date: 2026.09.12
14:20:40 +05'30'

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. MH010131477202627U/1115453048 dt.12/09/2026.

The Office of Sub-Registrar:-

2011	NIL
2012	NIL
2013	NIL
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

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: 2026.09.12
14:20:50 +05'30'



CHALLAN
MTR Form Number-6



GRN	MH010131477202627U	BARCODE			Date	12/09/2026-12:57:25		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.	00040572026091249410		CPAHFZJDH5	
Cheque/DD No.					Bank Date	RBI Date	12/09/2026-12:24:58		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 : 607409796

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.

MH010131477202627U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
12 Sep 2026	Receipt	Receipt no.: 1115453048
	Name of the Applicant :	manish gourishankar adam
	Details of property of which document has to be searched :	Dist :Solapur Village :Solapur Kasabe S.No/CTS No/G.No. : 144
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH010131477202627U		
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'.		