

VAISHALI RANJEET HIRE

(Advocate)

"AAI" Niwas, Nageshwarwadi, Aurangabad

(M) 09881295348

LEGAL SCRUTINY REPORT

Date: - 10/08/2026

To,
The Branch Manager,
ICICI HFC Limited.
Aurangabad.

Sub: Legal Scrutiny Report in respect of the file of Mr. Aabasaheb Aasmanrao Jadhav

Property Details:

1)	Name of the Applicant & Application No.	:	Mr. Aabasaheb Aasmanrao Jadhav 77000329085
2)	Name of the Co-applicant/s (if any)	:	Kavita Aabasaheb Jadhv
3)	Type of Loan:	:	Self Construction
4)	Purpose of Loan	:	Self Construction
5)	Name of the Property owners	:	Mr. Aabasaheb Aasmanrao Jadhav
All that piece and parcel of the property Plot No. 42, admeasuring area 809.99 sq. feet i.e. 75.25 sq. meter, Grampanchayat Milkat No. 1187/1, situated at Gut No. 141, Tisgaon, Tq. And Dist. Aurangabad which is bounded as under, Towards East : Plot No. 41 Towards West : 20 feet road Towards North : 20 feet road Towards South : Plot No. 43			
7)	Nature / Status of the property	:	Freehold
8)	Type of Property	:	Builder Purchase

Part II: List of documents before me for scrutiny and legal opinion:

1. 7/12 extract of Gut No. 141.

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2. Registered Sale Deed bearing daybook No. 2986/2001 dt. 05/11/2001.
3. Registered Sale deed bearing daybook No. 6100/2018 Dt. 26/11/2018.
4. Registered GPA bearing daybook No. 2961/2020 Dt. 31/07/2020.
5. Registered Sale Deed bearing daybook No. AGG-2-1050/2021 dated 29/01/2021.

Part III : Flow of title of Property:

1. It appears from the documents that, land admeasuring 1 Hecter 61.90 R, situated at Gut No. 141, Mauje Tisgaon, CIDCO Waluj Mahanagar-1 Tq. & Dist. Aurangabad was owned and possessed by 1) Pralhadbai Shivji Patel, 2) Bhanuben Bharatbai Patel, 3) Nagin Manilal Patel and 4) Dipak Hansraj Patel. They purchase the above mentioned land vide registered Sale Deed bearing daybook No. 2986/2001 dt. 05/11/2001 from Anand Gorakh Thorat and Girish Sopanrao Landge.
2. That, 1) Pralhadbai Shivji Patel, 2) Bhanuben Bharatbai Patel, with consent of Nagin Manilal Patel and Dipak Hansraj Patel sold the land admeasuring 18.10 R, situated at Gut No. 141, Mauje Tisgaon, CIDCO Waluj Mahanagar-1 Tq. & Dist. Aurangabad to Ramnath Devrao Chopde and Vitthal Devrao Chopde vide registered Sale deed bearing daybook No. 6100/2018 Dt. 26/11/2018.
3. That, on the basis of both sale deed 1) Pralhadbai Shivji Patel, 2) Bhanuben Bharatbai Patel, 3) Nagin Manilal Patel 4) Dipak Hansraj Patel, 5) Ramnath Devrao Chopde and 6) Vitthal Devrao Chopde become owner and possessor of the property land admeasuring 1 Hecter 80 R, situated at Gut No. 141, Mauje Tisgaon, CIDCO Waluj Mahanagar-1 Tq. & Dist. Aurangabad.
4. That, on the land admeasuring 80 R, out of the land admeasuring 1 Hecter 80 R, situated at Gut No. 141, Mauje Tisgaon, CIDCO Waluj Mahanagar-1 Tq. & Dist. Aurangabad, 1) Pralhadbai Shivji Patel, 2) Bhanuben Bharatbai Patel, 3) Nagin Manilal Patel 4) Dipak Hansraj Patel, 5) Ramnath Devrao Chopde and 6) Vitthal Devrao Chopde has created plot no. 1 to 52.

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5. That, 1) Pralhadbai Shivji Patel, 2) Bhanuben Bharatbai Patel, 3) Nagin Manilal Patel 4) Dipak Hansraj Patel has executed the registered GPA bearing daybook No. 2961/2020 Dt. 31/07/2020 in favour of Shivaji Tukaram Kadam in respect of property plot No. 1 to 52 and 5) Ramnath Devrao Chopde and 6) Vitthal Devrao Chopde has executed the registered GPA bearing daybook No. 2961/2020 Dt. 31/07/2020 in respect of land admeasuring 18.10 R, situated at Gut No. 141, Mauje Tisgaon, CIDCO Waluj Mahanagar-1 Tq. & Dist. Aurangabad.
6. That, registered Sale Deed bearing daybook No. AGG-2-1050/2021 dated 29/01/2021 executed by the 1) Pralhadbai Shivji Patel, 2) Bhanuben Bharatbai Patel, 3) Nagin Manilal Patel 4) Dipak Hansraj Patel, 5) Ramnath Devrao Chopde and 6) Vitthal Devrao Chopde through their GPA holder Mr. Shivaji Tukaram Kadam in favor of Mr. Aabasaheb Aasmanrao Jadhav in respect of property Plot No. 42, admeasuring area 809.99 sq. feet i.e. 75.25 sq. meter, Grampanchayat Milkat No. 1187/1, situated at Gut No. 141, Tisgaon, Tq. And Dist. Aurangabad.
7. That, on the basis of registered Sale Deed bearing daybook No. AGG-2-1050/2021 dated 29/01/2021 the name of Mr. Aabasaheb Aasmanrao Jadhav came to be mutated in the revenue record vide mutation entry No. 16047.

PART IV: EVIDENCE OF TITLE OF THE PROPERTY:

Registered Sale Deed bearing daybook No. AGG-2-1050/2021 dated 29/01/2021 executed by the 1) Pralhadbai Shivji Patel, 2) Bhanuben Bharatbai Patel, 3) Nagin Manilal Patel 4) Dipak Hansraj Patel, 5) Ramnath Devrao Chopde and 6) Vitthal Devrao Chopde through their GPA holder Mr. Shivaji Tukaram Kadam in favor of Mr. Aabasaheb Aasmanrao Jadhav.

PART V : OTHER PROVISIONS

5.1.	Whether provisions of Urban Land Ceiling Act are applicable?	No
5.2.	Whether property 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?	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 on the property.	No

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5.6	Whether all original documents for last 30 years have been scrutinized?	I have scrutinized Xerox copy of 13 years documents
5.7	Whether all the original documents are available for creating mortgage?	Yes
5.8	Whether all previous owners had the right/competency to transfer the property?	Yes
5.9	Whether proposed mortgage by deposit of title deeds is possible?	Yes
5.10	What is the tenure of the land if it is leased?	
5.11	Whether the land is Adivasi [Tribal] Land?	N.A.
5.12	Whether the land/property is joint family property?	N.A.
5.13	Whether SARFAESI Act is applicable?	Yes
5.14	Is land / property / flat being subject to any reservations / acquisitions/ requisitions?	N.A.
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?	N.A.
5.16	Whether the said POA holder had had authority to sell the property under POA?	N.A.
5.17	Whether POA as recorded in 5.15 is registered?	N.A.
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	N.A.
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	N.A.
5.20	Whether the search report is obtained and submitted?	Yes
	Search Report Details:	
	Search Conducted Years:	2014-2026
	Name of Advocate:	Adv. Vaishali Hire
	Search Report Date:	10/08/2026
	Note:	Positive
5.21	Whether E.C.is obtained?	N.A.
	EC Details	N.A.
	No. of years EC obtained 0.00	N.A.
	Any Encumbrance to Specify	N.A.
	EC applied by :	N.A.

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 equitable

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mortgage and the documents of title referred to above are perfect evidence of the title and that if the said equitable mortgage is created in the manner required by law, it would satisfy the requirements of creation of equitable mortgage.

I/We further certify that Mr. Aabasaheb Aasmanrao Jadhav 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 Mr. Aabasaheb Aasmanrao Jadhav.

VI. The following original documents to be collected by ICICI HFC for creation of Registered / Equitable Mortgage prior to disbursement:

1. Original registered Sale Deed bearing daybook No. AGG-2-1050/2021 dated 29/01/2021 executed by the 1) Pralhadbai Shivji Patel, 2) Bhanuben Bharatbai Patel, 3) Nagin Manilal Patel 4) Dipak Hansraj Patel, 5) Ramnath Devrao Chopde and 6) Vitthal Devrao Chopde through their GPA holder Mr. Shivaji Tukaram Kadam in favor of Mr. Aabasaheb Aasmanrao Jadhav with ORR and Index-II.
2. Latest 7/12 extract.

The above documents are required before disbursement of the loan for creating valid mortgage.

VII. The following original documents are required to be deposited for creation of equitable mortgage after Disbursement

1. The borrower must execute the NOI in favour of ICICI HFC.

Remarks, if any:-

Nil

Adv. Vaishali Hire

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Ranjeet
Hire

Digitally signed by
Vaishali Ranjeet
Hire
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