

Adv. M.B.Pathan
(B.Com.,L.L.B.)



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(बी.कॉम.,एल.एल.बी.)

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Date: 18.08.2026

LEGAL SCRUTINY REPORT

To,
Credit Manager,
ICICI HOME FINANCE CO. LTD.
Br. Latur.

APP. ID. NO.77000333110

Type of Case :- Commercial Purchase

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of **Sagar Rajkumar Patki**.

PART I: PROPERTY DETAILS:

- 1: NAME OF THE APPLICANT/ BORROWERS: Sagar Rajkumar Patki
- 2: NAME OF THE CO-APPLICANT/SBORROWER/S: Unnati Vaibhav Kulkarni
- 3: TYPE OF LOAN: Non Home Loan
- 4: PURPOSE OF LOAN: Commercial Purchase
- 5: NAME OF THE PROPERTY OWNER/S: Anamika Developers through its partner Dr. Ramprakash Suryabali Singh and Dhonduram Bhaguram Kaile.
- 6: DESCRIPTION OF THE PROPERTY: (with Boundaries):

All piece and parcel of Shop No.105 on Wing-C, admeasuring Saleable area 408 Sq. feet, Constructed over Plot bearing MCH No.R-2/2683/12 (Old) and A-6/1027 (New), and total adm. 1595.50 Sq. meter from and out of Land Sy. No.25 of Khadgaon Tq. & Dist. Latur, building known as "**ANAMIKA APARTMENT**".

The said plot bounded as under :-

- East – Shop No.106
- West – Shop No.104
- South – Govt. road
- North – Passage and Wing-C

7: Nature / Status of the Property: Residential

8: Type of Property: Freehold

PART II: LIST OF DOCUMENTS SUBMITTED BEFORE ME/US FOR SCRUTINY AND LEGAL OPINION:

- 1) Copy of Draft of Agreement to Sale deed executed by Anamika Developers through its partner Dr. Ramprakash Suryabali Singh and Dhonduram Bhaguram Kaile in favor of **Sagar Rajkumar Patki** in respect of the Shop No.105 on Wing-C, admeasuring Saleable area 408 Sq. feet, Constructed over Plot bearing MCH No.R-2/2683/12 (Old) and A-6/1027 (New), and total adm. 1595.50 Sq. meter from and out of Land Sy. No.25 of Khadgaon Tq. & Dist. Latur, building known as "**ANAMIKA APARTMENT**".
- 2) Copy of Deed of Partnership dated 21.4.2012 between Dr.Ramprakash Suryabali Singh and others.
- 3) Copy of 7/12 extract of land Sy. No. 25 of Khadgaon in favor of Anamika Developers.
- 4) Copy of N.A. order bearing No. 2005/JMB/LATUR/CR-2789 dated 16.3.2005.
- 5) Copy of Tax assessment register of MCH No. No.R-2/2683/12 in favor of Anamika Developers.

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- 6) Copy of Construction permission bearing No. MC/TP/8/293/2012-2013 dated 29.6.2012.
- 7) Copy of Correction deed vide its day book No.1478/2016 dated 05.03.2016.
- 8) Copy of Correction deed vide its day book No.5092/2015 dated 24.08.2015.
- 9) Copy of Correction deed vide its day book No.3628/2013 dated 03.12.2013.
- 10) Copy of Deed of Declaration bearing No. 2242/2012 dated 23.10.2012.
- 11) Copy of sale deed vide its day book No.9111/2011 dated 07.10.2011.
- 12) Search Receipt No. MH007347664202627E dated 29.07.2026.

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

- A) That, I have gone through the documents mentioned in schedule- II of this report. On perusal of entries from 2004 to 2016 it reveals that the said property i. e. Land Sy. No.25 of Khadgaon area Latur to the extent 58 R owned and possessed by Uttam Balasaheb Godbharle. He sold out the 17.77 R land to Shivganga Sopanrao Jatal through registered sale deed vide its day book No. 1081/2003.
- B) That, thereafter Shivganga Sopanrao Jatal converted her land into non agriculture use and sold the area adm.1595 Sq. meter to Anamika Developers through its partner Dhondiram Bhaguram Kaile, Dr. Ramprakash Suryabali Singh, Dr. Sucheta Ramprakash, Raibahadur Suryabali Singh, Dr. Jogindarsing Attarsing Gulasinghani, Farida Jogindarsing Gulasinghani, Shivpujan Pachu Kumbar, Sow. Kaushaliya Dhondiram Kaile and Vimal Hasmukhray Shaha through registered sale deed vide its day book No.9111/2011 dated 07.10.2011.
- C) Thereafter Anamika Developers through its partner Dhondiram Bhaguram Kaile, Dr. Ramprakash Suryabali Singh, Dr. Sucheta Ramprakash, Raibahadur Suryabali Singh, Dr. Jogindarsing Attarsing Gulasinghani, Farida Jogindarsing Gulasinghani, Shivpujan Pachu Kumbar, Sow. Kaushaliya Dhondiram Kaile and Vimal Hasmukhray Shaha mutated its name in revenue record and municipal record as owner and possessor of the said property.
- D) Thereafter Anamika Developers through its partner Dhondiram Bhaguram Kaile, Dr. Ramprakash Suryabali Singh, Dr. Sucheta Ramprakash, Raibahadur Suryabali Singh, Dr. Jogindarsing Attarsing Gulasinghani, Farida Jogindarsing Gulasinghani, Shivpujan Pachu Kumbar, Sow. Kaushaliya Dhondiram Kaile and Vimal Hasmukhray Shaha intend to develop the commercial complex and Apartment over the said property and accordingly executed the Deed of Declaration vide its day book No.2242/2012 dated 23.10.2012.
- E) That, thereafter Anamika Developers through its partner Dhondiram Bhaguram Kaile, Dr. Ramprakash Suryabali Singh, Dr. Sucheta Ramprakash, Raibahadur Suryabali Singh, Dr. Jogindarsing Attarsing Gulasinghani, Farida Jogindarsing Gulasinghani, Shivpujan Pachu Kumbar, Sow. Kaushaliya Dhondiram Kaile and Vimal Hasmukhray Shaha obtained construction permission bearing No.MC/TP/8/293/2012-2013 dated 29.6.2012.
- F) That, Correction deed vide its day book No.3628/2013 dated 03.12.2013
- G) That, Correction deed vide its day book No.5092/2015 dated 24.08.2015
- H) That, Correction deed vide its day book No.1478/2016 dated 05.03.2016.
- I) That, thereafter Draft of Agreement to Sale deed executed by Anamika Developers through its partner Dr. Ramprakash Suryabali Singh and Dhonduram Bhaguram Kaile in favor of **Sagar Rajkumar Patki** in respect of the Shop No.105 on Wing-C, admeasuring Saleable area 408 Sq. feet, Constructed over Plot bearing MCH No.R-2/2683/12 (Old) and A-6/1027 (New), and total adm. 1595.50 Sq. meter from and out of Land Sy. No.25 of Khadgaon Tq. & Dist. Latur, building known as "**ANAMIKA APARTMENT**".

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

Sale deed vide its day book No.9111/2011 dated 07.10.2011.

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?
Property within the limit of city survey.
- 5.5 Whether up to date tax/land revenue has been paid in respect of the property? **Not known**
- 5.6 Whether all original documents for last 13 years have been scrutinized; if not give reasons? **No, not produced.**
- 5.7 Whether required documents are available for creating mortgage? **Yes.**

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- 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)—**Said property is not lease property.**
- 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? **No/Yes.**
- 5.17 Whether POA as recorded in 5.15 is registered? **Not Applicable**
- 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 – **Not Applicable**
- 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 – **Not Applicable.**
- 5.20 Whether Search Report is obtained and submitted? **Yes**
Search Report Details: -
Search Conducted Years: 2014 to 2026.
Name of the Advocate / Searcher: Adv. M.B. Pathan
Search Report Date: 29.07.2026 vide receipt No. MH007347664202627E
Note: Not Applicable.
- 5.21 Whether EC is obtained? **No.**
EC Details: - Not Applicable.
No. of Years EC Obtained: Not Applicable.
Any Encumbrance to Specify: Mentioned above.
EC Applied by: Nil.

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 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 registered/equitable mortgage.

I/We further certify that **Sagar Rajkumar Patki** has a valid, clear and marketable. The mortgage if created will create enforceable security interests in favor of ICICI HFC for the liability of the intending Borrower/Co borrower

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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 prior to disbursal of loan/at the time of disbursement of the loan:-

1. Proposed Sale deed executed by Anamika Developers through its partner Dr. Ramprakash Suryabali Singh and Dhonduram Bhaguram Kaile in favor of **Sagar Rajkumar Patki** in respect of the Shop No.105 on Wing-C, admeasuring Saleable area 408 Sq. feet, Constructed over Plot bearing MCH No.R-2/2683/12 (Old) and A-6/1027 (New), and total adm. 1595.50 Sq. meter from and out of Land Sy. No.25 of Khadgaon Tq. & Dist. Latur, building known as "**ANAMIKA APARTMENT**" with RR.(Original)
2. Deed of Declaration bearing No. 2242/2012 dated 23.10.2012.(Photocopy)
3. Deed of Partnership dated 21.4.2012 between Dr. Ramprakash Suryabali Singh and others.(Photocopy)
4. Latest 7/12 extract of land Sy. No.25 of Khadgaon Tq. & Dist. Latur.(Digital online)
5. Latest Tax assessment register(8A) of MCH No.R-2/2683/12 (Old) and A-6/1027 (New), issued by MC Latur.(Certified)
6. Construction permission bearing No. MC/TP/8/293/2012-2013 dated 29.6.2012.(Photocopy)
7. Correction deed vide its day book No.1478/2016 dated 05.03.2016.(Photocopy)
8. Correction deed vide its day book No.5092/2015 dated 24.08.2015.(Photocopy)
9. Correction deed vide its day book No.3628/2013 dated 03.12.2013.(Photocopy)

Following documents are required at the time of disbursal: (if any):-

1. Proposed Sale deed executed by Anamika Developers through its partner Dr. Ramprakash Suryabali Singh and Dhonduram Bhaguram Kaile in favor of **Sagar Rajkumar Patki** in respect of the Shop No.105 on Wing-C, admeasuring Saleable area 408 Sq. feet, Constructed over Plot bearing MCH No.R-2/2683/12 (Old) and A-6/1027 (New), and total adm. 1595.50 Sq. meter from and out of Land Sy. No.25 of Khadgaon Tq. & Dist. Latur, building known as "**ANAMIKA APARTMENT**" with RR.(Original)
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9. Correction deed vide its day book No.3628/2013 dated 03.12.2013.(Photocopy)

Remarks – If Any –

Place – Latur

Date – 18.08.2026

Yours Faithfully,
Advocate

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CHALLAN
MTR Form Number-6



GRN MH007347664202627E		BARCODE 		Date 29/07/2026-19:21:53	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		Mahibub Bashir Pathan
Location PUNE			Flat/Block No.		
Year 2026-2027 One Time			Premises/Building		
Account Head Details		Amount In Rs.	Road/Street		
0030072201 SEARCH FEE		325.00	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.	00040572026072918438 IK0DSXZSF8
Cheque/DD No.		Bank Date	RBI Date	29/07/2026-19:24:23	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 : 955061599

Mobile No. : XXXXXX8535

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