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Office – 401, Fourth Floor, Vishwakarma Sankul, Behind District Court, Near Govinda Rickshaw Stop, Jalgaon

LEGAL SCRUTINY REPORT

Application No.- 77000243541

Date: 29/06/2026

To,

ICICI Home Finance Company Ltd.

Branch Jalgaon

Dear Sir/ Madam,

Legal Scrutiny Report in respect of the file of **Mukesh Chohan**

PART I: PROPERTY DETAILS

1	Name of the Applicant/Borrower/s	Mukesh Chohan
2	Name of the Co-Applicant/s: (if any)	-----
3	Type of Loan:	Builder Purchase
4	Purpose of Loan:	-----
5	Name of the Property Owner/s:	1. Akash Ravindar Potdar 2. Vishwa Ravindra Potdar Through Developers & Power of Attorney Holder M/S Siddhiyinayak Pride Through Partner 1. Parshuram Ekhnath Patil 2. Harish Manikrao Surve 3. Yogesh Ashok Ahuja 4. Chandresh Kiran Dahad
6	Description of the Property (with Boundaries):	
	All piece and parcel of Flat No. 104 Built-up area 62.92 Sq. Mtr., Carpet admeasuring area 59.31 Sq. Mtr. & Land Holding area 22.60 Sq. Mtr. at Ground Floor of ' Siddhivinayak Pride ' situated on Plot No. 61/62/63/64 having total admeasuring area 941.86 Sq. Mtr. out of Survey No. 456/2/Part of Mehrun Tal. & Dist. Jalgaon. The Property is bounded as :	
	East	Flat No. 106, Duct & Lobby
	West	Flat No. 102, Duct
	North	Passage & thereafeter Plot No. 60 & 65
	South	Duct & Staircase
7	Nature / Status of the Property:	Freehold
8	Type of Property:	Flat

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

Sr. No.	Date & Document No.	Name of Documents	Whether Original/ Photocopy / Certified
1.	14/06/2021 D. No. 4229	Gift Deed with R.R.	Photocopy
2.	14/06/2021 D. No. 4228	Gift Deed with R.R.	Photocopy
3.	22/11/2007 D. No. 2854	Sale Deed with R.R.	Photocopy
4.	22/11/2007 D. No. 2853	Sale Deed with R.R.	Photocopy
5.	25/10/2007 D. No. 3130	Sale Deed with R.R.	Photocopy
6.	25/10/2007 D. No. 3131	Sale Deed with R.R.	Photocopy
7.	01/12/2023 D. No. 3491	Development Agreement with R.R.	Photocopy
8.	12/01/2024 D. No. 107	Deed of Declaration with R.R.	Photocopy
9.	29/06/2026	7/12 Extract	Photocopy
10.	20/03/2024	Mutation Entries	Photocopy
11.	29/06/1998	N.A. Order	Photocopy
12.	29/06/1998	Layout	Photocopy
13.	29/03/2022	Amalgamation & Sub-Division Order	Photocopy
14.	29/03/2022	Amalgamation Plan	Photocopy
15.	31/08/2023	Commencement Certificate	Photocopy
16.	31/08/2023	Approved Plan	Photocopy

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

A.	Property Previously own by Dilip Ananda Kolhe
B.	Thereafter, Dilip Ananda Kolhe obtain N.A. Permission from Hon'ble Collector Jalgaon by order No. Land/1097/SR/248/97 on dated 29/06/1988 regarding Survey No. 456/2 Part of Mehrun Tal. & Dist. Jalgaon.
C.	As per M. E. No. 37487 on dated 06/12/1998 Dilip Ananda Kolhe Sold above Property i.e. All piece and parcel of Plot No. 61 admeasuring area 169.05 Sq. Mtr. Survey No. 456/2/Part of Mehrun Tal. & Dist. Jalgaon, for the consideration of Rs. 30,500/- to Jagdish Punamchand Agrawal By Sale Deed No. 5650 on dated 13/10/1998
D.	As per M. E. No. 37484 on dated 06/12/1998 Dilip Ananda Kolhe Sold above Property i.e. All piece and parcel of Plot No. 62 admeasuring area 301.88 Sq. Mtr. Survey No. 456/2/Part of Mehrun Tal. & Dist. Jalgaon, for the consideration of Rs. 54,000/- to Jagdish Punamchand Agrawal By Sale Deed No. 5671 on dated 13/10/1998

E.	As per M. E. No. 37488 on dated 06/12/1998 Dilip Ananda Kolhe Sold above Property i.e. All piece and parcel of Plot No. 64 admeasuring area 169.05 Sq. Mtr. Survey No. 456/2/Part of Mehrun Tal. & Dist. Jalgaon, for the consideration of Rs. 30,500/- to Sima Jagdish Agrawal By Sale Deed No. 5646 on dated 13/10/1998
F.	As per M. E. No. 37489 on dated 06/12/1998 Dilip Ananda Kolhe Sold above Property i.e. All piece and parcel of Plot No. 63 admeasuring area 301.88 Sq. Mtr. Survey No. 456/2/Part of Mehrun Tal. & Dist. Jalgaon, for the consideration of Rs. 54,000/- to Jagdish Punamchand Agrawal By Sale Deed No. 5649 on dated 13/10/1998
G.	As per Sale Deed Jagdish Punamchand Agrawal Sold above Property i.e. All piece and parcel of Plot No. 63 admeasuring area 301.88 Sq. Mtr. Survey No. 456/2/Part of Mehrun Tal. & Dist. Jalgaon, for the consideration of Rs. 2,50,000/- to Ravindra Ramkrishna Potdar By Sale Deed No. 3130 on dated 25/10/2007
H.	As per Sale Deed Jagdish Punamchand Agrawal Sold above Property i.e. All piece and parcel of Plot No. 62 admeasuring area 301.88 Sq. Mtr. Survey No. 456/2/Part of Mehrun Tal. & Dist. Jalgaon, for the consideration of Rs. 2,50,000/- to Ravindra Ramkrishna Potdar By Sale Deed No. 3131 on dated 25/10/2007
I.	As per Sale Deed Jagdish Punamchand Agrawal Sold above Property i.e. All piece and parcel of Plot No. 61 admeasuring area 169.05 Sq. Mtr. Survey No. 456/2/Part of Mehrun Tal. & Dist. Jalgaon, for the consideration of Rs. 1,25,000/- to Ravindra Ramkrishna Potdar By Sale Deed No. 2853 on dated 22/11/2007
J.	As per Sale Deed Sima Jagdish Agrawal Sold above Property i.e. All piece and parcel of Plot No. 64 admeasuring area 169.05 Sq. Mtr. out of Survey No. 456/2/Part of Mehrun Tal. & Dist. Jalgaon, for the consideration of Rs. 1,25,000/- to Ravindra Ramkrishna Potdar By Sale Deed No. 2854 on dated 22/11/2007
K.	As per Gift Deed Ravindra Ramkrishna Potdar Gift above property i.e. All piece and parcel of Plot No. 61 & 62 out of Survey No. 456/2/Part of Mehrun Tal. & Dist. Jalgaon, for without consideration to- Akash Ravindra Potdar By Gift Deed No. 4228 on dated 14/06/2021

L.	As per Gift Deed Ravindra Ramkrishna Potdar Gift above property i.e. All piece and parcel of Plot No. 63 & 64 out of Survey No. 456/2/Part of Mehrun Tal. & Dist. Jalgaon, for without consideration to- Vishwa Ravindra Potdar By Gift Deed No. 4229 on dated 14/06/2021
M.	As per Amalgamation Order 1. Akash Ravindar Potdar 2. Vishwa Ravindra Potdar Amalgamated above property i.e. All piece and parcel of Plot No. 61, 62, 63, 64 as Plot No. 61+62+63+64 out of Survey No. 456/2/Part of Mehrun Tal. & Dist. Jalgaon, with permission of Municipal Corporation, Jalgaon. On dated 29/03/2000
N.	As per Development Agreement 1. Akash Ravindar Potdar 2. Vishwa Ravindra Potdar Made & Registered Development Agreement of above property i.e. All piece and parcel of Plot no. 61+62+63+64 admeasuring area 941.86 Sq. mtr. out of Survey No. 456/2/Part of Mehrun Tal. & Dist. Jalgaon, to M/S Siddhiyinayak Pride Through Partner 1. Parshuram Ekhnath Patil 2. Harish Manikrao Surve 3. Yogesh Ashok Ahuja 4. Chandresh Kiran Dahad By Development Agreement No. 3491 on dated 01/12/2023 in which decided as Flat No. 201,202,203,204,205,206 of First Floor, 401,402,403,404,405,406 of Third Floor, 602,603,604,605,606 of Fifth Floor is own by Land owners i.e. 1. Akash Ravindar Potdar ,2. Vishwa Ravindra Potdar and all other built -up is own by Developers i.e. M/S Siddhiyinayak Pride
O.	Thereafter, 1. Akash Ravindar Potdar 2. Vishwa Ravindra Potdar Obtains Commencement Certificate and approved plan regarding said property from Municipal Corporation on dated 31/08/2023.
P.	As per Deed of Declaration 1. Akash Ravindar Potdar 2. Vishwa Ravindra Potdar Through Developers & Power of Attorney Holder M/S Siddhiyinayak Pride Through Partner 1. Parshuram Ekhnath Patil 2. Harish Manikrao Surve 3. Yogesh Ashok Ahuja 4. Chandresh Kiran Dahad Made and registered Deed of Declaration under Apartment Ownership Act 1970 regarding 'Siddhivinayak Pride' situated on All piece and parcel of Plot no. 61+62+63+64 admeasuring area 941.86 Sq. mtr. out of Survey No. 456/2/Part of Mehrun Tal. & Dist. Jalgaon. By Deed of Declaration No. 107 on dated 12/01/2024

Q.	As per Maharera Website Upon verification of the project details on the Maharashtra RERA portal, it is observed that the project has been kept in abeyance by the Authority. As per the status displayed on the RERA portal: 1. The bank account of the project has been frozen. 2. The Promoter is prohibited from executing any Agreement for Sale, Sale Deed, or any other transfer document in favour of prospective purchasers. 3. The above restrictions shall continue until the Promoter complies with the directions and requirements stipulated by the Maharashtra Real Estate Regulatory Authority (MahaRERA), and the project status is restored/modified by the Authority. Accordingly, as on the date of this Report, the project is under regulatory restrictions, and any transaction relating to sale or transfer of units in the project should be undertaken only after verification that the aforesaid restrictions have been lifted by the competent Authority.
R.	As per Report from CERSAI, Charge of Union Bank of India is registered on above property in the Central Registry of Securitization Asset Reconstruction and Security Interest of India

PART IV: EVIDENCE OF THE TITLE OF THE PROPERTY.

Development Agreement executed by Ravindra Ramkrishna Potdar & Ors. in favor of M/S Siddhiyinayak Pride Through Partner 1. Parshuram Ekhnath Patil & Ors.

PART V: OTHER PROVISIONS:

Serial	Other Provisions	Yes/No	Remarks, If necessary
5.1	Whether provisions of urban land ceiling act are applicable?	NO	Nil
5.2	Whether any property/ies intend to be given as security is subject to any minor's claim/share?	NO	Nil
5.3	Whether the property is affected by any revenue and tenancy regulations; if yes then to what extent?	NO	Nil
5.4	Whether the user land has been converted into Non-Agricultural for Residential use by the order of the competent Authority?	YES	Nil
5.5	Whether up to date tax/land revenue has been paid in respect of the property?	YES	Nil
5.6	Whether all original documents for last 13/30 years have been scrutinized; if not give reasons?	YES	Nil
5.7	Whether required documents are available for creating mortgage?	YES	Nil
5.8	Whether all the previous owners of the property had the right and competency to transfer the property?	YES	Nil
5.9	Whether the proposed mortgage by deposit of title deeds is possible?	YES	Nil
5.10	What is the tenure of the land; if it is leased? _____ years (remaining period)	N/A	Nil
5.11	Whether the land is Adivasi (tribal) land?	NO	Nil
5.12	Whether the land /property are joint family property?	NO	Nil
5.13	Whether SARFAESI Act applicable?	YES	Nil
5.14	Is land/property/flat being subject to any reservations /acquisitions/requisitions?	NO	Nil
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	Nil

5.16	Whether the said POA holder has/had authority to sell the property under POA?	N/A	Nil
5.17	Whether POA as recorded in 5.15 is registered?	N/A	Nil
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	NO	Nil
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	Nil
5.20	Whether Search Report is obtained and submitted?	YES	Nil
	Search Report Details: - Search Conducted Years : 2014-2026 (13 YEARS) Name of the Advocate / Searcher : ADV. RAHUL ZAWAR Search Report Date : 29/06/2026 Note : NIL		
5.21	Whether EC is obtained? _____	N/A	Nil
	EC Details: - No. of Years EC Obtained: Any Encumbrance to Specify: EC Applied by	N/A	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 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 the title of the intending borrower **Mukesh Chohan is/are clear, clean and marketable after Registered Sale Deed regarding above property with 1. Akash Ravindar Potdar 2. Vishwa Ravindra Potdar Through Developers & Power of Attorney Holder M/S Siddhiyinayak Pride Through Partner 1. Parshuram Ekhnath Patil 2. Harish Manikrao Surve 3. Yogesh Ashok Ahuja 4. Chandresh Kiran Dahad**

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co borrower **Mukesh Chohan**

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

Sr. No.	Date of Document	Name of Documents	Whether Original/ Photocopy
1.	-----	Sale Deed Executed by Akash Ravindar Potdar & Ors. in favour of Mukesh Chohan with R.R.	Original
2.	14/06/2021D. No. 4229	Gift Deed with R.R.	Photocopy

3.	14/06/2021D. No. 4228	Gift Deed with R.R.	Photocopy
4.	22/11/2007D. No. 2854	Sale Deed with R.R.	Photocopy
5.	22/11/2007D. No. 2853	Sale Deed with R.R.	Photocopy
6.	25/10/2007D. No. 3130	Sale Deed with R.R.	Photocopy
7.	25/10/2007D. No. 3131	Sale Deed with R.R.	Photocopy
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9.	12/01/2024 D. No. 107	Deed of Declaration	Photocopy
10.	29/06/2026	7/12 Extract	Certified/ Digital
11.	20/03/2024	Mutation Entries	Certified/Digital/ Photocopy
12.	29/06/1998	N.A. Order	Photocopy
13.	29/06/1998	Layout	Photocopy
14.	29/03/2022	Amalgamation & Sub-Division Order	Photocopy
15.	29/03/2022	Amalgamation Plan	Photocopy
16.	31/08/2023	Commencement Certificate	Photocopy
17.	31/08/2023	Approved Plan	Photocopy
18.	-----	Order of MAHA RERA restrictions have been lifted by the competent Authority	Digital
Following documents are required post disbursal :			
NIL			
REMARKS (if any):			
NIL			

Hence this report.

**Rahul Radheshyam
Zawar**

Digitally signed by Rahul
Radheshyam Zawar
Date: 2026.06.30 10:46:48
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**Rahul R. Zawar
Advocate & Notary**