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Office at: - Plot No.135, Flat No.101, Avirat Complex, New Mahalaxmi Nagar, Narsala Ring Road,
Nagpur – 440034.

At Court: - Court Chamber No. 625 on 6th Floor, New Building, District Court, Civil Lines, Nagpur.

LEGAL SCRUTINY REPORT

DATED: 30/09/2026

To
ICICI Home Finance Co. Ltd
Branch Nagpur

Dear Sir/Madam,
Legal Scrutiny Report in respect of the file of Rohit Sahebrao Barve

PART I: PROPERTY DETAILS:

1. **Name of the Applicant/Borrower/s:** Rohit Sahebrao Barve
2. **Name of the Co-applicant/s: (if any) :** Sahebrao Sahadev Barve
3. **Type of Loan – Regular Home Loan**
4. **Purpose of Loan:** plot purchase +Construction
5. **Los no - 10341450**
6. **App no - 77000362824**
7. **Name of the Property Owner/s:**
8. **Description of the Property (with Boundaries):**

SCHEDULE – A

ALL THAT Piece and Parcel of Non-Agricultural land bearing Survey / Khasra / Gut No. 16/2 (PART), having an area of 1.21 Hectares (i.e. 12100.00 Sq. Mtrs.) of MOUZA – DHAMNA, P.S.K. 36-A, , held in Occupancy Class – 1 Rights, , within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR and bounded as under –

On The East - By Remaining Land Of Survey No. 16/2

On The West - By Survey No. 20-B

On The North By Survey Nos. 20-A- & 18/2

On The South - - By Survey No. 20-B

SCHEDULE – B

All that piece and parcel of land bearing **Plot No. 53** containing by admeasurement 108.00 Square Meters. (OR 1162.51 Square Feet) out of sanctioned layout known as “ **Saivaishnav Nagari -1**” being part and portion of Khasra No. 16/2 (part) admeasuring area 1.21 HR of MOUZA – DHAMNA, P.S.K. 36-A, , held in

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Occupancy Class – 1 Rights, , within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR

bounded as under:

On the East: By 9.00 Mtrs wide road

On the West: By Plot No. 36 & 37

On the North: By Plot No. 54

On the South: By Plot No. 52

9. Nature / Status of the Property: Freehold / Leasehold

10. Type of Property: - Residential /Commercial

PART II: LIST OF DOCUMENTS SUBMITTED BEFORE ME/US FOR SCRUTINY AND LEGAL OPINION: (SPECIFY THE DOCUMENTS ARE ORIGINAL OR XEROX)

- 1. Photocopy** – Registered Sale Deed executed by Ashokkumar @ Narendrasingh Laxmansingh Gahalod in favour of Saivaishnav Builders and Developers Private Limited acting through its Authorised Directors (1) Shri. Pawan Raviprasad Gupta, (2) Shri. Chandrashekhar Deochand Giripunje duly registered in the office of Sub Registrar Nagpur -1 at Reg. Serial No. 6712 dated- 24/06/2025
- 2. Photocopy** –Final Approval to the land Subdivision /Layout issued by NMRDA Approval No. NMRDA/LF/2025/APL/00483 dated 23/12/2025
- 3. Photocopy** –Registration certificate of Project issued by Real Estate Regulatory Authority as vide Project Registration No. PP1190002502327. Dated 11/02/2026
- 4. Photocopy** –Release letter of plots from NMRDA vide letter no. E.E /NMRDA/DPC/RL/2062 dt 12/06/2026
- 5. Photocopy**- Draft of Agreement to sell executed by Saivaishnav Builders and Developers Private Limited acting through its Authorised Directors (1) Shri. Pawan Raviprasad Gupta, (2) Shri. Chandrashekhar Deochand Giripunje in favour of Rohit Sahebrao Barve

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

1. THAT, ALL THAT Piece and parcel of Agricultural land bearing Khasra/Survey/Gut No. 16/2 having an area of 4.90 Hectors, , held in Occupancy Class – 1 Rights of MOUZA – DHAMNA, P.S.K. 36-A, , Situated at Village - Dhamna in Tahsil Nagpur (Rural) and District NAGPUR, Originally belonged to Shri. Laxmansingh Gahalod, being his separate property.
2. THAT, consequent upon the death of Shri. Laxmansingh Gahalod the aforesaid property devolved upon his widow Smt. Shantabai Laxmansingh Gahalod and his four sons namely (i) Shri. Surendrasingh S/o Laxmansingh Gahalod, (ii) Shri. Narendrasingh S/o Laxmansingh Gahalod and (iii) Shri. Ravindrasingh S/o Laxmansingh Gahalod iv) Shri Mahendrasing s/O Laxmansing Gahalod, jointly as his only legal heirs.
3. THAT, for better utilization of the property separately the aforesaid (i) Smt. Shantabai Laxmansingh Gahalod, (ii) Shri. Surendrasingh S/o Laxmansingh Gahalod, (iii) Shri. Narendrasingh S/o Laxmansingh Gahalod and (iv) Shri. Ravindrasingh S/o Laxmansingh Gahalod v) Shri. Mahendrasing s/O Laxmansing Gahalod, later on jointly decided to get partition their aforesaid joint property in between them by a Deed of Partition Dated 30-12-1969, which is duly registered in the office of Sub-registrar Office,

Nagpur-1 at Sr. No. 5862 on even date and in terms of which ALL THAT Piece and parcel of Agricultural land bearing Khasra/Survey/Gut No. 16/2 having an area of 4.90 Hectors, held in Occupancy Class – 1 Rights of MOUZA – DHAMNA, P.S.K. 36-A, at Village - Dhamna in Tahsil Nagpur (Rural) and District NAGPUR comes in the share of Shri. Ashokkumar @ Narendrasingh S/o Laxmansingh Gahalod absolutely forever with heritable and transferable rights therein.

4. THAT, the aforesaid Shri. Ashokkumar @ Narendrasingh S/o Laxmansingh Gahalod later agreed to sell aforesaid property comprising ALL THAT Piece and parcel of Agricultural land having an area of 1.21 Hectors being the Western portion of entire land bearing Khasra/Survey/Gut No. 16/2 (PART) having a total area of 4.90 Hectors, , held in Occupancy Class – 1 Rights of MOUZA – DHAMNA, P.S.K. 36-A, , Situated at Village - Dhamna in Tahsil Nagpur (Rural) and District NAGPUR and entered into an agreement to sale with Saivaishnav Builders and Developers Private Limited acting through its Authorised Directors (1) Shri. Pawan Raviprasad Gupta, (2) Shri. Chandrashekhar Deochand Giripunje which is duly registered in the office of Sub Registrar Nagpur -10 at Reg. Serial No. 5331 dated- 13/06/2024
5. THAT, the aforesaid Shri. Ashokkumar @ Narendrasingh S/o Laxmansingh Gahalod later on in his turn transferred/sold the property comprising ALL THAT Piece and parcel of Agricultural land having an area of 1.21 Hectors being the Western portion of entire land bearing Khasra/Survey/Gut No. 16/2 (PART) having a total area of 4.90 Hectors, , held in Occupancy Class – 1 Rights of MOUZA – DHAMNA, P.S.K. 36-A, , Situated at Village - Dhamna in Tahsil Nagpur (Rural) and District NAGPUR, in favour of Saivaishnav Builders and Developers Private Limited acting through its Authorised Directors (1) Shri. Pawan Raviprasad Gupta, (2) Shri. Chandrashekhar Deochand Giripunje by a Sale Deed, which is duly registered in the office of Sub Registrar Nagpur -1 at Reg. Serial No. 6712 dated- 24/06/2025.
6. The aforesaid land bearing Khasra/Survey/Gut No. 16/2 (PART) of MOUZA – DHAMNA, containing by admeasurement 1.21 Hectares (i.e. 12100.00 Sq. Mtrs.) is converted for Non-Agricultural (Residential) Use by the Tahsildar, Nagpur (Rural), , vide his Order dated 19-09-2022 passed in Revenue Case No. 35/NAP-34/2025-2026 Dated 10-11-2025
7. The aforesaid Saivaishnav Builders and Developers Private Limited lateron decided to develop the aforesaid land into a layout by carving out various Plots of different sizes therein and shall be known and styled as “SAIVAISHANAV NAGARI - 1” and the said layout is finally sanctioned and approved by the Executive Engineer, Nagpur Metropolitan Region Development Authority, Nagpur vide Letter No. E.E./NMRDA/DPC/Agree/1979, dated 29-12-2025,
8. THAT the Nagpur Metropolitan Region Development Authority, Nagpur has Final sanctioned the residential Layout carved on the aforesaid land of Khasra/Survey/Gut No. 16/2 (PART) of MOUZA– DHAMNA. consisting of various residential plots vide Letter bearing Approval No. NMRDA/LF/2025/APL/00483, Proposal No. 3693312, Dated 23-12-2025. The Nagpur Metropolitan Region Development Authority, Nagpur has issued a Release Letter for plots out of the aforesaid layout bearing No. E.E./NMRDA/DPC/R.L/2062, Dated 12-06-2026
9. Thereafter said project is plotted Development project known as” SAIVAISHANAV NAGARI - 1” Is duly registered under the provisions of Real Estate Regulatory Act under project registration no Serial No. PP1190002502327. Dated 11/02/2026 .
10. Whereas Rohit Sahebrao Barve being desirous of owing an plot for residential use approached to Saivaishnav Builders and Developers Private Limited with an offer to purchase **Plot No. 53** containing by admeasurement 108.00 Square Meters. (OR 1162.51 Square Feet) out of sanctioned layout known as “ **Saivaishnav Nagari -1**” being part and portion of Khasra No. 16/2 (part) admeasuring area 1.21 HR of MOUZA – DHAMNA, P.S.K. 36-A, , held in Occupancy Class – 1 Rights, , within the limits of Tahsil – Nagpur (Rural) and District – NAGPUR therefore. after detailed negotiation Saivaishnav Builders and Developers Private Limited agreed to sell the same for valuable consideration
11. That Rohit Sahebrao Barve has approached to ICICI Home Finance Co. Ltd for loan to purchase above

plot .

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

- a) From the perusal of all the xerox documents submitted and perusal thereof, I am of the opinion that **Saivaishnav Builders and Developers Private Limited acting through its Authorised Directors (1) Shri. Pawan Raviprasad Gupta, (2) Shri. Chandrashekhar Deochand Giripunje** is the owner of the schedule of property and he/she/they is/are having valid, clear and marketable title over the schedule property .
- b) That it is needless to mention here that the ICICI Home Finance Ltd. must verify the all-original documents in respect of the schedule property before disbursement of loan amount .

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? Yes
- 5.5 Whether up to date tax/land revenue has been paid in respect of the property? Not provided
- 5.6 Whether all original documents for last 13/30 years have been scrutinized; if not give reasons? No, only photocopies 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** Whether the property is lease land? If yes, then what is the tenure of the lease? **No.**
- 5.11 Whether the land is Adivasi (tribal) land? No
- 5.12 Whether the land /property are joint family property? No
- 5.13 Whether Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act (SARFAESI ACT) is Applicable ? Yes
- 5.14 Is land/property/flat is 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
- 5.17 Whether POA as recorded in 5.15 is registered? No
- 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

- who permission/NOC is required and list all permission/ No objection required? No,
- 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:- **MH011093220202627U** dated 29/09/2026
- Search Conducted Years: 13 years
- Name of the Advocate / Searcher: **Adv Kailas U Rekawar**
- Search Report Date:
- Note:
- 5.21 Whether EC is obtained? EC Details:- No
- No. of Years EC Obtained
- Any Encumbrance to Specify: 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 Saivaishnav Builders and Developers Private Limited acting through its Authorised Directors (1) Shri. Pawan Raviprasad Gupta, (2) Shri. Chandrashekhar Deochand Giripunje has/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 / Co borrower Rohit Sahebrao Barve.

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: -

- **Photocopy** – Registered agreement to sale executed by Ashokkumar @ Narendrasingh Laxmansingh Gahalod in favour of Saivaishnav Builders and Developers Private Limited acting through its Authorised Directors (1) Shri. Pawan Raviprasad Gupta, (2) Shri. Chandrashekhar Deochand Giripunje duly registered in the office of Sub Registrar Nagpur -10 at Reg. Serial No. 5331 dated- 13/06/2024
- **Photocopy** – Registered Sale Deed executed by Ashokkumar @ Narendrasingh Laxmansingh Gahalod in favour of Saivaishnav Builders and Developers Private Limited acting through its Authorised Directors (1) Shri. Pawan Raviprasad Gupta, (2) Shri. Chandrashekhar Deochand Giripunje duly registered in the office of Sub Registrar Nagpur -1 at Reg. Serial No. 6712 dated- 24/06/2025,
 - **Photocopy** - NA ORDER Passed by Tahsildar, Nagpur (Rural), vide his Order dated 19-09-2022 passed in Revenue Case No. 35/NAP-34/2025-2026 Dated 10-11-2025

- **Photocopy** – layout Sanctioned letter from NMRDA vide Letter No. E.E./NMRDA/DPC/Agree/1979, dated 29-12-2025
 - **Photocopy** –Development Agreement between NMRDA and Saivaishnav Builders and Developers Private Limited acting through its Authorised Directors (1) Shri. Pawan Raviprasad Gupta, (2) Shri. Chandrashekhar Deochand Giripunje
 - **Photocopy** –Registration certificate of Project issued by Real Estate Regulatory Authority as vide Project Registration No. PP1190002502327. Dated 11/02/2026
 - **Photocopy** –Release letter of plots from NMRDA vide letter no. E.E /NMRDA/DPC/RL/2062 dt 12/06/2026
 - **Photocopy** -latest tax receipt
 - **System generated** -latest 7/12 extract
 - **Original** –Allotment letter
 - **Original** –own contribution receipt
 - **Original** –demand letter
 - **Original** – NOC to mortgage
 - **Original – Proposed Registered Sale deed** executed by Saivaishnav Builders and Developers Private Limited acting through its Authorised Directors (1) Shri. Pawan Raviprasad Gupta, (2) Shri. Chandrashekhar Deochand Giripunje in favour of Rohit Sahebrao Barve
 - **Original** –Possession letter
1. **Original** – NOI / RM in favour of ICICI Home Finance Co. Ltd

Following documents are required post disbursal:

REMARKS (IF ANY) :-- NO

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ADV. KAILAS REKAWAR

SEARCH REPORT

DATE: 30/09/2026

To
ICICI Home Finance Co. Ltd
Branch Nagpur

Dear Sir/Madam,
Legal Scrutiny Report in respect of the file of Rohit Sahebrao Barve

Ref: - All that piece and parcel of land bearing **Plot No. 53** containing by admeasurement 108.00 Square Meters. (OR 1162.51 Square Feet) out of sanctioned layout known as “ **Saivaishnav Nagari -1**” being part and portion of Khasra No. 16/2 (part) admeasuring area 1.21 HR of MOUZA – DHAMNA, P.S.K. 36-A,, held in Occupancy Class – 1 Rights, , within the limits of Nagpur Metropolitan Region in Tahsil – Nagpur (Rural) and District – NAGPUR bounded as under:

On the East: By 9.00 Mtrs wide road
On the West: By Plot No. 36 & 37
On the North: By Plot No. 54
On the South: By Plot No. 52

Dear Sir,

As per your instruction, I have carried out searches in respect of the above-mention property for the last 13 years (i.e. from 2013 to 2026) at the sub registrar of assurances at Nagpur. I have gone through the available record at concerned office and I have examined the Index-II in respect of the above-mentioned property and I have found the following entries to have been made in thereof during the course of search.

Sub-Registrar office at Nagpur (13 Years): -

Year	ENTRIES FOUND
2013	NIL
2014	NIL
2015	NIL
2016	NIL.
2017	NIL
2018	NIL
2019	NIL
2020	NIL
2021	NIL
2022	NIL
2023	NIL
2024	Registered agreement to sale executed by Ashokkumar @ Narendrasingh Laxmansingh Gahalod in favour of Saivaishnav Builders and Developers Private Limited acting through its Authorised Directors (1) Shri. Pawan Raviprasad Gupta, (2) Shri. Chandrashekhar Deochand Giripunje duly registered in the office of Sub Registrar Nagpur -10 at Reg. Serial No. 5331 dated- 13/06/2024
2025	Registered Sale Deed executed by Ashokkumar @ Narendrasingh Laxmansingh Gahalod in favour of Saivaishnav Builders and Developers Private Limited acting through its Authorised

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	Directors (1) Shri. Pawan Raviprasad Gupta, (2) Shri. Chandrashekhar Deochand Giripunje duly registered in the office of Sub Registrar Nagpur -1 at Reg. Serial No. 6712 dated- 24/06/2025
2026	NIL

Attached the Govt Fees paid receipt vide **Receipt No. MH011093220202627U dated 29/09/2026**

Note:- (P.N. Online Search Conducted By Me in the Govt. Website From The Period Of 2013 to 2026 and No Adverse Entries Found).

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Adv Kailas Rekawar