



ADV. GAURAV S. DESHMUKH

B.COM, LLB

Off. At;

"Vaishanavi Complex" Flat no. -S4 on Second Floor, | Email:- advdeshmukhakola@gmail.com
Gaurakshan Road, Opposite MSEB Power House, | Call on:- 9028232246 / 9404092024 (W)
Tq. And Dist. Akola (MH). 444001.

LEGAL SCRUTINY REPORT

Appl. No: 77000202070

Date: 15/09/2026

To,
Branch Credit Manager,
ICICI HFC LTD.
Akola.

Dear Sir/Madam,

As desired by you, I/we are furnishing hereunder the Title/Legal Search Cum Verification Report in the file/case of **Mr. Dnyaneshwar Narhari Paralkar**.

PART I: DESCRIPTION OF APPLICANT'S AND PROPERTY.

1. Name of the Applicant/Borrower/s: Mr. Dnyaneshwar Narhari Paralkar
2. Name of the Co-applicant/s(if any): Mrs. Pooja Dnyaneshwar Paralkar
3. Purpose of Loan: Self- Construction
4. Name of the Property Owner/s: Mr. Dnyaneshwar Narhari Paralkar

5. Description of the Property:

That the piece and parcel land situated within the jurisdiction of Washim Municipal Council situated at **Mauje-Washim-3**, bearing field Survey No. 502, total Area admeasuring **0.23 HR. of which area adm. 1.00 HR.** out of which **East-West Division Northern Side area adm. 0.02 HR. area adm. 202.41 Sq. Mt. i.e. 2178.00 Sq. Ft.**; Located at Mauje-Washim-3, Tq. Washim And Dist. Washim.

Which is bounded as under:-

- | | |
|----------------|-----------------------------|
| Towards East: | Land of Patani and Others. |
| Towards West: | Land of Dagadiya and others |
| Towards North: | My Owned others Land |
| Towards South: | Land of Patani |

6. Nature of the Property/Product: Residential
7. Type of Property: Freehold

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

- 1) Copy of Reg. Gift Deed executed by Mr. Narhari Ambadas Paralkar in f/o Mr. Dnyaneshwar Narhari Paralkar; Bearing no.5254, Dated 18/08/2026.
- 2) Copy of Latest 7/12 in the name of Mr. Dnyaneshwar Narhari Paralkar.
8. Copy of Tax receipt in the name of Mr. Dnyaneshwar Narhari Paralkar.

PART III: FLOW OF TITLE OF PROPERTY:

1. After perusal of the document provided by the applicant/borrower it reveals that, Initially agriculture land field Survey No. 502, total Area admeasuring **0.23 HR.** out of total area adm. **2.77 HR** of Survey no. 502, as per the old revenue record 7/12 extract dated 13/05/2011.



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2. Thereafter Mr. Narhari Ambadas Paralkar executed an unregistered gift deed on the stamp paper of Rs. 100, in f/o Mr. Dnyaneshwar Narhari Paralkar, thereby gifted the which **East-West Division Northern Side area adm. 0.02 HR. out of the above said area adm. 0.23 HR of the Survey no. 502**, Which is letter on adjudicate under the provision of law accordingly the Certificate under section 41 of the Maharashtra Stamp Act 1958 were issued No. Evn. 962, Dated 14/08/2026, Accordingly the gifted has been registered between the parties; Vide Reg. Gift deed bearing no. 5254, Dated 17/08/2026.
3. Letter on the name of Mr. Dnyaneshwar Narhari Paralkar has been mutated on 7/12 extract of the property Vide Mutation Entry no. 18565, Dated 03/09/2026.
4. At Present Mr. Dnyaneshwar Narhari Paralkar is the sole and absolute owner and possessor of the above said **East-West Division Northern Side area adm. 0.02 HR. out of the above said area adm. 0.23 HR of the Survey no. 502**, of Mauje -Washim-3, Tq. and Dist. Washim.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

Mr. Dnyaneshwar Narhari Paralkar has acquired and owns the said property by Vide Reg. Gift deed bearing no. 5254, Dated 17/08/2026.

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? **Yes**
- 5.6 Whether all original documents for last 13/30 years have been scrutinized; if not give reasons? **Yes**
- 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? _____ years (remaining period) **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 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? **Not applicable**
- 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? **No**



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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 No

5.20 Whether Search Report is obtained and submitted? Yes
Search Report Details:-

Search Conducted for Years: 13 years.
Name of the Advocate / Searcher: Adv. Gaurav S. Deshmukh
Search Report Date: 15/09/2026
Search E-Challan No. MH010230805202627U
Note:

5.21 Whether EC is obtained?

EC Details:-

No. of Years EC Obtained: Not applicable
Any Encumbrance to Specify: Not applicable
EC Applied by: Not applicable

PART VI: CERTIFICATE

In view of forgoing, I certify that the title deeds intended to be deposited relating to the property which is offered as a security by way of equitable mortgage and the documents of title referred to above are perfect evidence of the title. If the said equitable mortgage is created in favour of ICICI HFC Ltd. it would satisfy the requirements of creation of an equitable mortgage.

I further certify that **Mr. Dnyaneshwar Narhari Paralkar** is deriving/derived a valid, clear, marketable and unencumbered title in the Said Property. The Mortgage, if created will be available to the ICICI HFC for the liability of the intending Borrower i.e. **Mr. Dnyaneshwar Narhari Paralkar and Mrs. Pooja Dnyaneshwar Paralkar**.

PART VI: THE FOLLOWING ORIGINAL DOCUMENTS TO BE COLLECT FOR CRECTION OF MORTGAGE ON SAID PROPERTY.

Following documents needs to be submitted at the time of disbursement of the loan:-

1. Copy of Old 7/12 extract in the name of Mr. Narhari Ambadas Paralkar, Dated 13/05/2011.
2. **Original** Reg. Gift Deed executed by Mr. Narhari Ambadas Paralkar in f/o Mr. Dnyaneshwar Narhari Paralkar; Bearing no.5254, Dated 18/08/2026.
3. **Original/Digital** Latest 7/12 in the name of Mr. Dnyaneshwar Narhari Paralkar.
4. **Original** Indemnity of Tax receipt by Mr. Dnyaneshwar Narhari Paralkar.
5. **Equitable Mortgage** executed by Borrower in f/o ICICI HFC LTD.

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

PART VI: REMARKS:-NIL

GAURAV
SHIV AJIRAO
DESHMUKH
Mr. Gaurav S. Deshmukh
(Advocate)

Digitally signed by
GAURAV SHIV
AJIRAO DESHMUKH
Date: 2026.09.29
19:32:31 +05'30'



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TITLE VERIFICATION AND SEARCH REPORT

Appl. No: 77000202070

Date: 15/09/2026

To,

Branch Credit Manager,
ICICI HFC LTD.
Akola.

Ref:- Investigation of the title of the property.

DESCRIPTION OF APPLICANT'S AND PROPERTY.

1. Name of the Applicant/Borrower/s: Mr. Dnyaneshwar Narhari Paralkar
2. Name of the Property Owner/s: Mr. Dnyaneshwar Narhari Paralkar

3. Description of the Property:

That the piece and parcel land situated within the jurisdiction of Washim Municipal Council situated at **Mauje-Washim-3**, bearing field Survey No. 502, total Area admeasuring **0.23 HR. of which area adm. 1.00 HR.** out of which **East-West Division Northern Side area adm. 0.02 HR. area adm. 202.41 Sq. Mt. i.e. 2178.00 Sq. Ft.;** Located at Mauje-Washim-3, Tq. Washim And Dist. Washim.

Which is bounded as under:-

Towards East: Land of Patani and Others.
Towards West: Land of Dagadiya and others
Towards North: My Owned others Land
Towards South: Land of Patani

Dear Sir/Madam,

As per your instruction I have carried out online search in respect of the above mentioned property for the last 13 years (i.e. from year 2014 to 2026) through the web portal www.igrmaharashtra.gov.in maintained by Department of Registration and Stamp Government of Maharashtra and I Found the following entries during the course of online search –

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-	

Reg. Gift Deed executed by Mr. Narhari Ambadas Paralkar in f/o Mr. Dnyaneshwar Narhari Paralkar; Bearing no.5254, Dated 18/08/2026.

- This is to certify that –



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- ✓ I have taken a search for the period of last 13 years i.e. 2014 to 2026 through website www.igrmaharashtra.gov.in maintained by Department of Registration and Stamp Government of Maharashtra, Vide search E-Challan no. **MH010230805202627U**; **Dated 15/09/2024**; During my search, I do not find anything adverse, which would prevent the present borrower by mortgaging the subject property.
- ✓ Following scrutiny of records related Title Deeds as well as Search taken in office of S.R.O. hereby certify the genuineness of the Title Deeds.
- ✓ The property in question is not mortgaged with any financial institution by its owner and it is free from lien, mortgage, encumbrances etc.
- ✓ I certify that, present owner as mentioned above is having absolute, clear and marketable title over the subject property. I further certify that, he has no obstacle to mortgage/transfer the subject property. The mortgage can be created by intending borrower/mortgagor and said mortgage would be enforceable.

GAURAV
SHIV AJIRAO
DESHMUKH
Mr. Gaurav S. Deshmukh
Advocate

Digitally signed by
GAURAV SHIV AJIRAO
DESHMUKH
Date: 2026.09.29
19:32:47 +05'30'