



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: NA Date: 29/08/2026

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 **AFP OF “DREAM CITY INFRA PROJECTS PHASE-3, 10 R-House Scheme” M/s. Dream City Infra Project, Akola**

PART I: DESCRIPTION OF APPLICANT’S AND PROPERTY.

- 1. Name of the Applicant/Borrower/s: M/s. Dream City Infra Project, Akola through Partnership Society through Partners Mr. Mohammad Kashif Ikabal Surya and Mr. Mohammad Shafi Abdul Rajik Surya.
- 2. Name of the Co-applicant/s(if any): NA
- 3. Purpose of Loan: Builder Purchase
- 4. Name of the Property Owner/s: M/s. Dream City Infra Project, Akola through Partnership Society through Partners Mr. Mohammad Kashif Ikabal Surya and Mr. Mohammad Shafi Abdul Rajik Surya.

5. Description of the Property:
That the piece and parcel land situated within the jurisdiction of Municipal Corporation Akola situated at**Mauje- Shivapur**, bearing field **Survey No. 70/2, Gat no. 182, Area Adm 1.21 HR and Gat no. 184/1 Area Adm 1.00 HR out of which 0.73 HR; in total Area adm 1.94 HR.** which is converted as Non Agriculture for Residential use, as per the order passed by SDO Akola vide order passed in Rev. case no. NAP-34/Shivapur/7/2005-06, Dated 05/10/2006; **i.e Area Adm. 19244 Sq. Mt. i.e 207142.41 Sq. Ft.;** Located at Mauje- Shivapur, Tq. And Dist. Akola.

Which is bounded as under:
Towards East: Gat No. 108
Towards West: Petrol Pump Lnad 27R and Thereafter Main Road
Towards North: Other Layout
Towards South: Field of Mr. Sakle in Gat No. 184

Whereas residential building constructed on the **Part of Area Adm. 19244 Sq. Mt. i.e 207142.41 Sq. Ft.** as per the building permission and sanction map issued by Akola Municipal Corporation vide its Permit/Case no. DDMCO/RB/2026/APL/00817, Dated 21/05/2026. Under the name and style **“DREAM CITY INFRA PROJECTS PHASE-3, 10 R-House Scheme”** consist of 10 residential Row-House as per Deed OF Declaration Bering no. 3023; Dated 22/05/2026; Detail described of as Units/Flats are as below:-

Sr. No.	Family Unit R-House No.	Floor Area	Plot Area in Sq. Mtr	Built-Up Area in Sq. Mtr	Super Area	Sold/Unsold Status
---------	-------------------------	------------	----------------------	--------------------------	------------	--------------------



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.

1	RB-1	G,F+F.F	93.05	142.00	177.50	Unsold
2	RB-2	G,F+F.F	68.00	101.00	126.25	Sold
3	RB-3	G,F+F.F	68.00	101.00	126.25	Unsold
4	RB-4	G,F+F.F	68.00	101.00	126.25	Unsold
5	RB-5	G,F+F.F	68.00	101.00	126.25	Unsold
6	RB-6	G,F+F.F	68.00	101.00	126.25	Unsold
7	RB-7	G,F+F.F	68.00	101.00	126.25	Unsold
8	RB-8	G,F+F.F	68.00	101.00	126.25	Unsold
9	RB-9	G,F+F.F	68.00	101.00	126.25	Sold
10	RB-10	G,F+F.F	93.05	142.00	177.50	Unsold

Which are bounded as under:

Towards East: Road
Towards West: Drean City Phase 2 Scheme
Towards North: Drean City Phase 3 Flat Scheme
Towards South: Drean City Phase 3 - 9 Bungalows

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. Sale Deed executed by Mrs. Nilamdevi Gulabchand Sakhalain f/o Mr. Santosh Mukundlal Agrawal; Bearing no. 7136, Dated 03/10/2001.
- 2) Copy of Reg. Sale Deed executed by Mr. Gulabchand Baluram Sakhalain f/o Mrs. Sandhya Santosh Agrawal; Bearing no. 7140, Dated 03/10/2001.
- 3) Copy of Reg. Sale Deed executed by Mr. Gulabchand Baluram Sakhalain f/o Mrs. Sangita Shankarlal Kabara; Bearing no. 7141, Dated 03/10/2001.
- 4) Copy of Reg. Reconveyance Deed executed by Nishant Sahakari Gramin Pat Puravtha Sansta Ltd. Akola in f/o Mrs. Santosh Mukundlal Agrawal; Bearing no. 1765, Dated 28/04/2010.
- 5) Copy of Reg. Reconveyance Deed executed by Nishant Sahakari Gramin Pat Puravtha Sansta Ltd. Akola in f/o Mrs. Sandhya Santosh Agrawal; Bearing no. 5290, Dated 05/11/2011.
- 6) Copy of Reg. Sale Certificate executed by Nishant Sahakari Gramin Pat Puravtha Sansta Maryadit Akola through Mr. Rajesh Vasant Babhulakar in f/o Mr. Santosh Mukundlal Agrawal; Bearing no. 4866, Dated 03/09/2011.
- 7) Copy of Reg. Pawan of Attorney executed by Mrs. Sandhya Santosh Agrawal in f/o Mr. Santosh Mukundlal Agrawal; Bearing no. 2562, Dated 06/05/2021.
- 8) Copy of Reg. Sale Deed executed by Mr. Santosh Mukundlal Agrawal and Mrs. Sandhya Santosh Agrawal through POA Holder Mr. Santosh Mukundlal Agrawal in f/o M/s. Dream City Infra Project, Akola through Partnership Society through Partners Mr. Mohammad Kashif Ikabal Surya and Mr. Mohammad Shafi Abdul Rajik Surya; Bearing no. 2827, Dated 26/05/2022.
- 9) Copy of Reg. Pawan of Attorney executed by M/s. Dream City Infra Project, Akola through Partnership Society through Partners Mr. Mohammad Kashif Ikabal Surya and Mr. Mohammad Shafi Abdul Rajik Surya in f/o M/s. Dream City Infra Project, Akola through Partnership Society through Partners Mr. Mohammad Shafi Abdul Rajik Surya; Bearing no. 2673, Dated 18/08/2022.
- 10) Copy of Reg. Sale Deed executed by Mr. Santosh Mukundlal Agrawal and Mrs. Sandhya Santosh Agrawal through POA Holder Mr. Santosh Mukundlal Agrawal in f/o M/s. Dream City Infra



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.

Project, Akola through Partnership Society through Partners Mr. Mohammad Kashif Ikabal Surya and Mr. Mohammad Shafi Abdul Rajik Surya; Bearing no. 1498, Dated 22/03/2024.

- 11) Copy of Reg. Deed of Declaration executed by M/s. Dream City Infra Project, Akola through Partnership Society through Partners Mr. Mohammad Kashif Ikabal Surya and Mr. Mohammad Shafi Abdul Rajik Surya; Bearing no. 3023, Dated 22/05/2026.
- 12) Copy of Draft of Agreement to Sale executed by M/s. Dream City Infra Project, Akola through Partnership Society through Partners Mr. Mohammad Kashif Ikabal Surya and Mr. Mohammad Shafi Abdul Rajik Suryain f/o Borrower/s.
- 13) Copy of Draft of Sale Deed executed by M/s. Dream City Infra Project, Akola through Partnership Society through Partners Mr. Mohammad Kashif Ikabal Surya and Mr. Mohammad Shafi Abdul Rajik Suryain f/o Borrower/s
- 14) Copy of NA Order vide order passed in Rev. Case no. NAP-34/Shivapur/7/2005-06, Dated 05/10/2006.
- 15) Copy of Building Permission and Sanction plan issued by Akola Municipal Corporation, Vide Case no. DDMCO/RB/2026/APL/00817, Dated 21/05/2026.
- 16) Copy of Latest 7/12 in the name of M/s. Dream City Infra Project, Akola through Partnership Society through Partners Mr. Mohammad Kashif Ikabal Surya and Mr. Mohammad Shafi Abdul Rajik Surya
- 17) Copy of Tax receipt in the name of M/s. Dream City Infra Project, Akola through Partnership Society through Partners Mr. Mohammad Kashif Ikabal Surya and Mr. Mohammad Shafi Abdul Rajik Surya
- 18) Copy of Allotment Letter
- 19) Copy of Demant Letter
- 20) Copy of Possession Letter
- 21) Copy of NOC to Mortgage

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. 71/1, Gat no. 184, total area admeasuring 2.09 HR. AND Survey no. 70/2, Gat no. 182 total area adm 1.21 HR of Mauje Shivapur** was originally in owned and possessed by Mrs. Nilamdevi Gulabchand Sakhalas, since before 2001.
2. Thereafter Mr. Gulabchand Baluram Sakhalawas executed the sale deed in f/o **Mr. Santosh Mukundlal Agrawal**, thereby sold out the **area adm.1.01 HR out of the above said 2.09 HR of the Survey no.71/1, Gat no. 184**, Vide Reg. Sale Deed Bearing no. 7136, Dated 30/10/2001.
3. Thereafter it is further observed that, Mr. Gulabchand Baluram Sakhalawas executed the sale deed in f/o **Mrs. Sandhya Santosh Agrawal**, thereby sold out the **Half Portion i.e Area adm 0.61 HR out of the above said 1.21 HR of Survey no. 70/2, Gat no. 182**, Vide Reg. Sale Deed Bearing no. 7140, Dated 30/10/2001.
4. Thereafter it is further observed that, Mr. Gulabchand Baluram Sakhalawas executed the sale deed in f/o **Mrs. Sangita Shankarlal Khabra**, thereby sold out the **Half Portion i.e Area adm 0.60 HR out of the above said 1.21 HR of the Survey no. 70/2, Gat no. 182**, Vide Reg. Sale Deed Bearing no. 7141, Dated 30/10/2001.
5. Thereafter it is observed that, **Mr. Santosh Mukundlal Agrawal** applied and converted the **area adm. 0.27 HR out of the his area adm 1.01 HR of his ownership of Survey no. 71/1, Gat no. 184 of Mauje Shivapur** into non agricultural for residential use as per the order passed by SDO



ADV. GAURAV S. DESHMUKH

B.COM, LLB

Off. At;

“Vaishnavi 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.

Akola and thereby formulated the layout thereon, vide order passed in Rev. Case no. NAP-34/Shivapur/17/2004-05, Dated 22/12/2004.

6. Thereafter it is further observed that, Mr. Santosh Mukundlal Agrawal, Mrs. Sandhya Shankarlal Agrawal and Mrs. Sangita Santosh Kabara Jointly applied and converted the **Survey no. 70/1, Gat no. 182 area admeasuring 1.21 HR.** (of which 0.61 HR owned by Mrs. Sandhya S. Agrawal and 0.60 HR owned by Mrs. Sangita S. Kabara) **AND Survey no. 71/1, Gat no. 184 of his remaining 1.01 HR out of which area adm 0.73 HR of Mauje Shivapur** into non agricultural for residential use as per the order passed by SDO Akola and thereby formulated the layout thereon, vide order passed in Rev. Case no. NAP-34/Shivapur/7/2005-06, Dated 05/10/2006.
7. Thereafter Mr. Santosh Mukundlal Agrawal availed the loan facility from Nishant Sahakari Gramin Pat Puravtha Sansta Maryadit Akola; thereby mortgage the above said **Survey no. 71/1, Gat no. 184, area adm.1.01 HR out of the total area adm. 2.09 HR of MaujeShivapur** by way of executing Registered mortgage, Vide Reg. Mortgage deed bearing no. 2593, dated 09/07/2004; That the said loan has been fully repaid by him, thereby bank has released the property from charge by way of executing the Reg. Released deed bearing no. 1765 dated 28/04/2010.
8. Thereafter it is further observed that Mr. Sangita Shankarlal Agrawal availed the loan facility from the Nishant Sahakari Gramin Pat Puravtha Sansta Maryadit Akola; thereby mortgage the above said **Survey no. 70/2, Gat no. 182, Area adm 0.60 HR out of the total area adm.1.21 HR of MaujeShivapur** by way of executing the registered mortgage, vide reg. mortgage deed bearing no. 2591, Dated 09/07/2004. That Mr. Sangita Shankarlal Agrawal committed a default in repayment of the loan amount, hence The Nishant Sahakari Gramin Pat Puravtha Sansta Maryadit Akola proceeded U/s 101 of Maharashtra Co-operative Society Acts 1960 Act and provision thereof and taken over the possession of the property, accordingly executed by sale deed in f/o **Mr. Santosh Mukundlal Agrawal**; thereby sold out the **above said Area adm 0.60 HR of Survey no. 70/2, Gat no. 182**; Vide Reg. Sale Deed Bearing no. 4866, Dated 03/09/2011.
9. Thereafter Mrs. Sandhya Santosh Agrawal availed the loan facility from Nishant Sahakari Gramin Pat Puravtha Sansta Maryadit Akola; thereby mortgage the above said **Survey no. 70/2, Gat no. 182, Area adm 0.61 HR out of the total area adm. 1.21 HR of Mauje Shivapur** by way of executing Registered mortgage, Vide Reg. Mortgage deed bearing no. 2592, Dated 09/07/2004; That the said loan has been fully repaid by him, thereby bank has released the property from charge by way of executing the Reg. Released deed bearing no. 5290 dated 05/11/2011.
10. Thereafter Mr. Sandhya Santosh Agrawal executed the Power of Attorney in f/o Mr. Santosh Mukundlal Agrawal, Thereby authorized to appear and sign the deed and documents in respect of the sale-transfer of the Property field Survey no. 70/2, Gat no. 182 and on his behalf; Vide Reg. Power of Attorney Bearing no. 2562, Dated 06/05/2021.
11. Thereafter Mr. Santosh Mukundlal Agrawal and Sandhya Santosh Agrawal through POA Holder Mr. Santosh Mukundlal Agrawal further executed by sale deed in f/o M/s. Dream City Infra Project, Akola through Partnership Society through Partners Mr. Mohammad Kashif Ikabal Surya and Mr. Mohammad Shafi Abdul Rajik Surya, Thereby sold out the **Survey No. 70/2, Gat no. 182, Area Adm 1. 21 HR AND Gat no. 184/1 Area Adm 1.00 HR out of which 0.73 HR; in total Area adm 1.94 HR.** out of which non agricultural **area adm. 2652.00 Sq. Mt. out of the 0.73 HR of the Gat no. 184/1**; Vide Reg. Sale Deed Bearing no. 2827, Dated 26/05/2022.



ADV. GAURAV S. DESHMUKH

B.COM, LLB

Off. At;

“Vaishnavi 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.

12. Thereafter Mr. Santosh Mukundlal Agrawal and Sandhya Santosh Agrawal through POA Holder Mr. Santosh Mukundlal Agrawal further executed by sale deed in f/o M/s. Dream City Infra Project, Akola through Partnership Society through Partners Mr. Mohammad Kashif Ikabal Surya and Mr. Mohammad Shafi Abdul Rajik Surya, Thereby sold out the **Survey No. 70/2, Gat no. 182, Area Adm 1. 21 HR and Gat no. 184/1 Area Adm 1.00 HR out of which 0.73 HR; in total Area adm 1.94 HR.** out of which non agricultural area adm. 16748.00 Sq Mt. out of the area 1.94. HR. of Survey no. 182 and 184/1; Vide Reg. Sale Deed Bearing no. 1498, Dated 22/03/2024.
13. By virtue of above two Sale Deed Bearing no. 2827/2022 and 1498/2024, M/s. Dream City Infra Project, Akola through Partnership Society through Partners Mr. Mohammad Kashif Ikabal Surya and Mr. Mohammad Shafi Abdul Rajik Surya has become the sole and absolute owner and possessor of **Survey No. 70/2, Gat no. 182, Area Adm 1. 21 HR and Gat no. 184/1 Area Adm 1.00 HR out of which 0.73 HR; in total Area adm 1.94 HR. i.e 19244.00 Sq. Mt. i.e 207142.41 Sq. Ft..** Accordingly their name has been mutated on both 7/12 extract of property.
14. Thereafter M/s. Dream City Infra Project, Akola through Partnership Society through Partners Mr. Mohammad Kashif Ikabal Surya and Mr. Mohammad Shafi Abdul Rajik Surya applied for the building permission and sanction map for the construction of residential scheme consist of multiple Flats, Row house, Duplex and Units on **Part of Area Adm 19244.00 Sq. Mt. i.e 207142.41 Sq. Ft.;** Thereby Akola Municipal Corporation approved the same, Vide its Permit No. DDMCO/RB/2026/APL/00817, Dated 21/05/2026.
15. Thereafter M/s. Dream City Infra Project, Akola through Partnership Society through Partners Mr. Mohammad Kashif Ikabal Surya and Mr. Mohammad Shafi Abdul Rajik Surya through POA Holder Mr. Mohammad Kashif Ikabal Surya executed the deed of declaration; thereby declare the construction of building under the name and style **“DREAM CITY INFRA PROJECTS PHASE-3, 10 R-House Scheme”** consist of multiple Duplex/Row House and Unites thereon, having different area and size on the above said **Part of Area Adm 19244.00 Sq. Mt. i.e 207142.41 Sq. Ft.;** Vide Deed of Declaration bearing no. 3023, Dated 22/05/2026.
16. Thereafter M/s. Dream City Infra Project, Akola through Partnership Society through Partners Mr. Mohammad Kashif Ikabal Surya and Mr. Mohammad Shafi Abdul Rajik Surya through POA Holder Mr. Mohammad Kashif Ikabal Surya registered the project before the Maharashtra Real Estate Regulatory Authority under the provision of RERA Act, accordingly the authorities issued the registration certificate no. P50100120614, Dated 12/02/2026.
17. At present Applicant/Borrower i.e M/s. Dream City Infra Project, Akola through Partnership Society through Partners Mr. Mohammad Kashif Ikabal Surya and Mr. Mohammad Shafi Abdul Rajik Surya is having all the rights, Title and Ownership of Duplex/Row House as mentioned above in the Schedule B. Title of proposed borrower is clear and marketable. That the borrower himself is owner and developer, hence it is directed that borrower shall submit self declaration to the Bank. That, he had not previously entered in to agreement of sale in respect of the subjected flat.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

M/s. Dream City Infra Project, Akola through Partnership Society through Partners Mr. Mohammad Kashif Ikabal Surya and Mr. Mohammad Shafi Abdul Rajik Surya has acquired and owns the said property by virtue of Reg. Sale deed bearing no. 1498, Dated 22/03/2024 and 2827, Dated 26/05/2022



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.

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**
- 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:-
- | | |
|----------------------------------|--|
| Search Conducted for Years: | 30 years. |
| Name of the Advocate / Searcher: | Adv. Gaurav S. Deshmukh |
| Search Report Date: | 29/08/2026 |
| Search E-Challan No. | MH009213768202627U AND
MH009216183202627U |
- 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



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.

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.

That from the above, It is cleared that, **Applicant i.e M/s. Dream City Infra Project, Akola through Partnership Society through Partners Mr. Mohammad Kashif Ikabal Surya and Mr. Mohammad Shafi Abdul Rajik Surya** is having valid, clear, marketable and unencumbered title over the said property. If the proposed Reg. Sale deed is executed in f/o **Proposed Borrowers** within the terms of Law, borrower will derive the legal and valid title over the property. The Mortgage, if created by paying required stamp duty as per law, will be available to the ICICI HFC for the liability of the intending Borrower.

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 Reg. Sale Deed executed by Mrs. Nilamdevi Gulabchand Sakhalain f/o Mr. Santosh Mukundlal Agrawal; Bearing no. 7136, Dated 03/10/2001.
- 2) Copy of Reg. Sale Deed executed by Mr. Gulabchand Baluram Sakhalain f/o Mrs. Sandhya Santosh Agrawal; Bearing no. 7140, Dated 03/10/2001.
- 3) Copy of Reg. Sale Deed executed by Mr. Gulabchand Baluram Sakhalain f/o Mrs. Sangita Shankarlal Kabara; Bearing no. 7141, Dated 03/10/2001.
- 4) Copy of Reg. Reconveyance Deed executed by Nishant Sahakari Gramin Pat Puravtha Sansta Maryadit Akola in f/o Mrs. Santosh Mukundlal Agrawal; Bearing no. 1765, Dated 28/04/2010.
- 5) Copy of Reg. Reconveyance Deed executed by Nishant Sahakari Gramin Pat Puravtha Sansta Maryadit Akola in f/o Mrs. Sandhya Santosh Agrawal; Bearing no. 5290, Dated 05/11/2011.
- 6) Copy of Reg. Sale Deed executed by Nishant Sahakari Gramin Pat Puravtha Sansta Maryadit Akola through Mr. Rajesh Vasant Babhulakar in f/o Mr. Santosh Mukundlal Agrawal; Bearing no. 4866, Dated 03/09/2011.
- 7) Copy of Reg. Pawan of Attorney executed by Mrs. Sandhya Santosh Agrawal in f/o Mr. Santosh Mukundlal Agrawal; Bearing no. 2562, Dated 06/05/2021.
- 8) Copy of Reg. Sale Deed executed by Mr. Santosh Mukundlal Agrawal and Mrs. Sandhya Santosh Agrawal through POA Holder Mr. Santosh Mukundlal Agrawal in f/o M/s. Dream City Infra Project, Akola through Partnership Society through Partners Mr. Mohammad Kashif Ikabal Surya and Mr. Mohammad Shafi Abdul Rajik Surya; Bearing no. 2827, Dated 26/05/2022.
- 9) Copy of Reg. Pawan of Attorney executed by M/s. Dream City Infra Project, Akola through Partnership Society through Partners Mr. Mohammad Kashif Ikabal Surya and Mr. Mohammad Shafi Abdul Rajik Surya in f/o M/s. Dream City Infra Project, Akola through Partnership Society through Partners Mr. Mohammad Shafi Abdul Rajik Surya; Bearing no. 2673, Dated 18/08/2022.
- 10) Copy of Reg. Sale Deed executed by Mr. Santosh Mukundlal Agrawal and Mrs. Sandhya Santosh Agrawal through POA Holder Mr. Santosh Mukundlal Agrawal in f/o M/s. Dream City Infra Project, Akola through Partnership Society through Partners Mr. Mohammad Kashif Ikabal Surya and Mr. Mohammad Shafi Abdul Rajik Surya; Bearing no. 1498, Dated 22/03/2024.
- 11) Copy of Reg. Deed of Declaration executed by M/s. Dream City Infra Project, Akola through Partnership Society through Partners Mr. Mohammad Kashif Ikabal Surya and Mr. Mohammad Shafi Abdul Rajik Surya; Bearing no. 3023, Dated 22/05/2026.
- 12) Copy of Registration Certificate no. P50100120614, Dated 12/02/2026.



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.

- 13) Copy of Draft of Agreement to Sale executed by M/s. Dream City Infra Project, Akola through Partnership Society through Partners Mr. Mohammad Kashif Ikabal Surya and Mr. Mohammad Shafi Abdul Rajik Suryain f/o Borrower/s.
- 14) Copy of Draft of Sale Deed executed by M/s. Dream City Infra Project, Akola through Partnership Society through Partners Mr. Mohammad Kashif Ikabal Surya and Mr. Mohammad Shafi Abdul Rajik Suryain f/o Borrower/s
- 15) Copy of NA Order vide order passed in Rev. Case no. NAP-34/Shivapur/7/2005-06, Dated 05/10/2006.
- 16) Copy of Building Permission and Sanction plan issued by Akola Municipal Corporation, Vide Case no. DDMCO/RB/2026/APL/00817, Dated 21/05/2026.
- 17) Copy of Latest 7/12 in the name of M/s. Dream City Infra Project, Akola through Partnership Society through Partners Mr. Mohammad Kashif Ikabal Surya and Mr. Mohammad Shafi Abdul Rajik Surya
- 18) Copy of Tax receipt in the name of M/s. Dream City Infra Project, Akola through Partnership Society through Partners Mr. Mohammad Kashif Ikabal Surya and Mr. Mohammad Shafi Abdul Rajik Surya
- 19) Copy of Allotment Letter
- 20) Copy of Demant Letter
- 21) Copy of Possession Letter
- 22) Copy of NOC to Mortgage

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

PART VI: REMARKS:-

1. Caption project is constructed on two different survey number, hence search has been taken with both the survey number, challans are attached herewith this report.
2. I have been provided with the RERA Registration Certificate having no. P50100120614, Dated 12/02/2026, but while searching with the same on RERA official site, project details are not getting found, showing message as “Unable to find records” hence same to be verified with the builder.

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

Digitally signed by
GAURAV SHIV
AJIRAO DESHMUKH
Date: 2026.08.31
12:26:27 +05'30'



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.

TITLE VERIFICATION AND SEARCH REPORT

Appl. No: NA

Date: 29/08/2026

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: M/s. Dream City Infra Project, Akola through Partnership Society through Partners Mr. Mohammad Kashif Ikabal Surya and Mr. Mohammad Shafi Abdul Rajik Surya.
- 2) Name of the Property Owner/s: M/s. Dream City Infra Project, Akola through Partnership Society through Partners Mr. Mohammad Kashif Ikabal Surya and Mr. Mohammad Shafi Abdul Rajik Surya.
- 3) Description of the Property:

That the piece and parcel land situated within the jurisdiction of Municipal Corporation Akola situated at **Mauje- Shivapur**, bearing field **Survey No. 70/2, Gat no. 182, Area Adm 1. 21 HR and Gat no. 184/1 Area Adm 1.00 HR out of which 0.73 HR; in total Area adm 1.94 HR**, which is converted as Non Agriculture for Residential use, as per the order passed by SDO Akola vide order passed in Rev. case no. NAP-34/Shivapur/7/2005-06,Dated 05/10/2006 out of which **Layout Gat no.184/1,area admeasuring 0.73 HRout of which layout plot Area Adm 19244.00 Sq. Mt. i.e 207142.41 Sq. Mt.;** Located at Mauje- Shivapur, Tq. And Dist. Akola.

Which is bounded as under:

Towards East: Gat No. 108
Towards West: Petrol Pump Lnad 27R and Thereafter Main Road
Towards North: Other Layout
Towards South: Field of Mr. Sakle in Gat No. 184

Whereas residential building constructed on the above plots; as per the building permission and sanction map issued by Akola Municipal Corporation vide its Permit/Case no. DDMCO/RB/2026/APL/00817, Dated 21/05/2026. Under the name and style “**DREAM CITY INFRA PROJECTS PHASE-3, 10 R-House Scheme**” consist of 10 R-House as per Deed OF Declaration Bering no. 3023, Dated 22/05/2026; Detail described of as Units/Flats are as below:-

Sr. No.	Flat/ Unit Number	Floor of Building	Build-up Area in Sq. Mtr	Saleble Area in Sq. Mtr	Undivided share	Sold/Unsold Status
1	RB-1	G,F+F.F	93.05	142.00	177.50	Unsold



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.

2	RB-2	G,F+F.F	68.00	101.00	126.25	Sold
3	RB-3	G,F+F.F	68.00	101.00	126.25	Unsold
4	RB-4	G,F+F.F	68.00	101.00	126.25	Unsold
5	RB-5	G,F+F.F	68.00	101.00	126.25	Unsold
6	RB-6	G,F+F.F	68.00	101.00	126.25	Unsold
7	RB-7	G,F+F.F	68.00	101.00	126.25	Unsold
8	RB-8	G,F+F.F	68.00	101.00	126.25	Unsold
9	RB-9	G,F+F.F	68.00	101.00	126.25	Sold
10	RB-10	G,F+F.F	93.05	142.00	177.50	Unsold

Which are bounded as under:

Towards East: Road
Towards West: Drean City Phase 2 Scheme
Towards North: Drean City Phase 3 Flat Scheme
Towards South: Drean City Phase 3 - 9 Bungalows

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 1996 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 –

2013-	NIL
2014-	NIL
2015-	NIL
2016-	NIL
2017-	NIL
2018-	NIL
2019-	NIL
2020-	NIL
2021-	NIL
2022-	Reg. Sale Deed executed by Mr. Santosh Mukundlal Agrawal and Mrs. Sandhya Santosh Agrawal through POA Holder Mr. Santosh Mukundlal Agrawal in f/o M/s. Dream City Infra Project, Akola through Partnership Society through Partners Mr. Mohammad Kashif Ikabal Surya and Mr. Mohammad Shafi Abdul Rajik Surya; Bearing no. 2827, Dated 26/05/2022.
2023-	NIL
2024-	Reg. Sale Deed executed by Mr. Santosh Mukundlal Agrawal and Mrs. Sandhya Santosh Agrawal through POA Holder Mr. Santosh Mukundlal Agrawal in f/o M/s. Dream City Infra Project, Akola through Partnership Society through Partners Mr. Mohammad Kashif Ikabal Surya and Mr. Mohammad Shafi Abdul Rajik Surya; Bearing no. 1498, Dated 22/03/2024
2025-	Reg. Deed of Declaration executed by M/s. Dream City Infra Project, Akola through Partnership Society through Partners Mr. Mohammad Kashif Ikabal Surya and Mr. Mohammad Shafi Abdul Rajik Surya; Bearing no. 3023, Dated 22/05/2026.

- This is to certify that –

✓ I have taken a search for the period of last 30 years i.e. 1996 to 2026 through website



ADV. GAURAV S. DESHMUKH

B.COM, LLB

Off. At;

“Vaishnavi 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.

www.igrmaharashtra.gov.in maintained by Department of Registration and Stamp Government of Maharashtra, Vide search E-Challan no. **MH009213768202627U AND MH009216183202627U; Dated 29/08/2026**; 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

Digitally signed by
GAURAV SHIV AJIRAO
DESHMUKH
Date: 2026.08.31
12:26:43 +05'30'

Mr. Gaurav S. Deshmukh
Advocate