



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: 77000365195

Date: 05/10/2026

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. Anand Gajanan Jeughale**.

PART I: DESCRIPTION OF APPLICANT'S AND PROPERTY.

1. Name of the Applicant/Borrower/s: Mr. Anand Gajanan Jeughale
2. Name of the Co-applicant/s(if any): Mr. Gajanan Shankarrao Jeughale
3. Purpose of Loan: Self- Construction
4. Name of the Property Owner/s: Mr. Gajanan Shankarrao Jeughale

5. Description of the Property:

That the piece and parcel land situated within the jurisdiction of Buldhana Municipal Council situated at **Mauje/Kasbe- Sunderkhed (Sukalkhed)**, bearing field of **Gat No. 53, 95 and 96** (as per 7/12 extract 53/95/96/1/4), which is converted into non agriculture to residential use as per order passed by Tahsildar Buldhana, Vide order passed in Rev. Case. No. NAP 34/Sunderkhed (Sukalkhed)/36/1988-89 Dated 26/07/1989 out of which **Layout Plot no. 4, Total Areas adm. 150.00 Sq.Mt. of which Southern Side Half Plot Area Adm. 75.00 Sq.Mt.** Whereas residential building constructed thereon as per the Building permission and Sanction map issued by Grampanchayat Sawla, Dated 22/09/2025; Located at Mauje- Sunderkhed, Tq. And Dist. Buldhana.

Which is bounded as under:

- | | |
|----------------|------------------------------|
| Towards East: | 6 Mtr Layout Road |
| Towards West: | Sanction Layout |
| Towards North: | Remaining Part Of Plot no. 4 |
| Towards South: | Plot No. 5 |

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 NA Order And Sanction map passed by by Tahsildar Buldhana, Vide order passed in Rev. Case. No. NAP 34/Sunderkhed (Sukalkhed)/36/1988-89 Dated 26/07/1989.
- 2) Copy of Reg. Sale deed executed by Mr. Ramesh Laxman Ujjainkar in f/o Mr. Gajanan Shankar Jeughale, Bearing no. 3178, Dated 27/06/2005.
- 3) Copy of Building permission and Sanction map issued by Grampanchayat Sawla, Dated 22/09/2025.
- 4) Latest 7/12 extract in the name of Mr. Gajanan Shankar Jeughale.
- 5) Latest Tax Receipt in the name of Mr. Gajanan Shankar Jeughale.



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 III: FLOW OF TITLE OF PROPERTY:

1. After perusal of the document provided by the applicant/borrower it reveals that, initially **Gat no. 53, 95 and 96, Area Adm. 0.39 HR**, Which is converted into non agriculture to residential use, as per order passed by Tahsildar Buldhana, Vide order passed in Rev. Case. No. NAP 34/Sunderkhed (Sukalkhed)/36/1988-89 Dated 26/07/1989.
2. Thereafter it is directly observed that Mr. Ramesh Laxman Ujjainkar was in ownership and possession of **Southern Side Half Plot having Area Adm. 75.00 Sq.Mt. of Layout plot no. 4 of Gat No. 53/95/96**, Who then executed the sale deed in f/o Mr. Gajanan Shankar Jeughale thereby sold out the Same; Vide Reg. Sale Deed Bearing no. 3178, Dated 27/06/2005.
3. Thereafter Mr. Gajanan Shankar Jeughale applied for the Building permission and sanction map for the construction of residential Building on above said **Southern Side Half Plot having Area Adm. 75.00 Sq.Mt. of Layout Plot no. 4 of Gat No. 53/95/96**; thereby Grampanchyat Sawla approved the construction of residential building; Dated 22/09/2025.
4. Thereafter Mr. Gajanan Shankar Jeughale availed the loan facility from The Rajarshi Shahu Gramin Sah. Patsanstha ; thereby mortgage the above said **Southern Side Half Plot having Area Adm. 75.00 Sq.Mt. of Layout plot no. 4** , by way of executing Registered mortgage, Vide Reg. Mortgage Deed Bearing no. 3800, Dated 24/10/2007 Further Mortgage Deed Bearing no. 184, Dated 11/01/2012 Again Mortgage Deed Bearing no. 6143, Dated 22/12/2017. That the said loan has been fully repaid by him, thereby bank has issued the no due certificate and executed the release deed; vide Release Deed Bearing no. 6571, Dated 12/08/2025.
5. At present Mr. Gajanan Shankar Jeughale is the sole and absolute owner and possessor of the above said **Layout plot no. 4, of which Southern Side Half Plot having Area Adm. 75.00 Sq.Mt.** Along with construction thereon; Located at Mauje- Sunderkhed,Tq. Buldhana And Dist. Buldhana.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

Mr. Gajanan Shankar Jeughale has acquired and owns the said property by Reg. Sale Deed Bearing no. 3178 Dated 27/06/2005.

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**



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.

- 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: 13 years.
Name of the Advocate / Searcher: Adv. Gaurav S. Deshmukh
Search Report Date: 05/10/2026
Search E-Challan No. **MH011385001202627U**
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. Anand Gajanan Jeughale** 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. Anand Gajanan Jeughale And Mr. Gajanan Shankar Jeughale.**

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



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.

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

- 1) Copy of NA Order And Sanction map passed by by Tahsildar Buldhana, Vide order passed in Rev. Case. No. NAP 34/Sunderkhed (Sukalkhed)/36/1988-89 Dated 26/07/1989.
- 2) **Original** Reg. Sale deed executed by Mr. Ramesh Laxman Ujjainkar in f/o Mr. Gajanan Shankar Jeughale, Bearing no. 3178, Dated 27/06/2005.
- 3) Copy of Building permission and sanction map issued by Grampanchayat Sawla, Dated 22/09/2025.
- 4) **Original** Reg. Release deed executed by The Rajarshi Shahu Gramin Sah. Patsanstha in f/o Mr. Gajanan Shankar Jeughale, Bearing no. 6571, 12/08/2025. **OR Original** NOC/NDC issued by The Rajarshi Shahu Gramin Sah. Patsanstha in f/o Mr. Gajanan Shankar Jeughale.
- 5) **Original/Digital** Latest 7/12 extract in the name of Mr. Gajanan Shankar Jeughale.
- 6) **Original/Digital** Latest Tax Receipt in the name of Mr. Gajanan Shankar Jeughale.
- 7) **Equitable Mortgage** executed by Borrowers in f/o ICICIHFC

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

PART VI:REMARKS:- NIL

Gaurav

Shivajirao

Deshmukh

Mr. Gaurav S. Deshmukh
(Advocate)

Digitally signed by
Gaurav Shivajirao
Deshmukh
Date: 2026.10.08
18:53:22 +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: 77000365195

Date: 05/10/2026

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. Anand Gajanan Jeughale
2. Name of the Property Owner/s: Mr. Gajanan Shankarrao Jeughale

3. Description of the Property:

That the piece and parcel land situated within the jurisdiction of Buldhana Municipal Council situated at **Mauje/Kasbe- Sunderkhed (Sukalkhed)**, bearing field of **Gat No. 53, 95 and 96** (as per 7/12 extract 53/95/96/1/4), which is converted into non agriculture to residential use as per order passed by Tahsildar Buldhana, Vide order passed in Rev. Case. No. NAP 34/Sunderkhed (Sukalkhed)/36/1988-89 Dated 26/07/1989 out of which **Layout Plot no. 4, Total Areas adm. 150.00 Sq.Mt. of which Southern Side Half Plot Area Adm. 75.00 Sq.Mt.** Whereas residential building constructed thereon as per the Building permission and Sanction map issued by Grampanchayat Sawla, Dated 22/09/2025; Located at Mauje- Sunderkhed,Tq. And Dist. Buldhana.

Which is bounded as under:

Towards East: 6 Mtr Layout Road
Towards West: Sanction Layout
Towards North: Rmaining Part Of Plot no. 4
Towards South: Plot No. 5

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-	Reg. Mortgage deed executed by Mr. Gajanan Shankar Jeughale in f/o The Rajarshi Shahu Gramin Sah. Patsanstha, Bearing no. 6143, Dated 22/12/2017
2018-	NIL
2019-	NIL
2020-	NIL
2021-	NIL



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.

2022-	NIL
2023-	NIL
2024-	NIL
2025-	Reg. Release deed executed by The Rajarshi Shahu Gramin Sah. Patsanstha in f/o Mr. Gajanan Shankar Jeughale, Bearing no. 6571, Dated 12/08/2025.
2026-	NIL

- This is to certify that –

- ✓ 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. **MH011385001202627U**; **Dated 05/10/2026**; 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
Shivajirao
Deshmukh

Digitally signed by
Gaurav Shivajirao
Deshmukh
Date: 2026.10.08
18:54:00 +05'30'

Mr. Gaurav S. Deshmukh
Advocate