

Sahil M. Bhangde

LL.M

ADVOCATE

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LEGAL SCRUTINY REPORT

Ref. No. : SMB/ICICI-HFC/JUNE/2026/79

Date : 24.06.2026

APP No.- 77000297055

APS ID – 10278550

To,

ICICI Home Finance Ltd.,

Nagpur

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of **Shri. Ajay Kumar Shrivass**

PART I: PROPERTY DETAILS:

1. **Name of the Applicant/Borrower/s :** **Shri. Ajay Kumar Shrivass**
2. **Name of the Co-applicant/s: (if any):** **Sau. Sunita Ajay Shrivass**
3. **Type of Loan :** **Prime HL**
4. **Purpose of Loan :** **Purchase + Construction**
5. **Name of the Property Owner/s :** **Shri. Navin Kedarnath Verma**
6. **Description of the Property (with Boundaries):**

All that piece and parcel of land bearing **Western Portion** of **Plot No. 360** admeasuring about **87.85 Sq. Mtrs out of 175.70 Sq. Mtrs**, being portion of entire land bearing **Kh. No. 114/1, 3, 4 of Mouza-Digdoha**, bearing **P. H. No. 6**, having its **City Survey No. 1952 of Sheet No. 32**, situated within the limits of Nagar Panchayat Dighdoha, bearing **House No.2405** in Tahsil Hingna and District Nagpur and same is bounded as under:

On the East	:	Remaining Portion of Plot No.360
On the West	:	Plot No. 359
On the North	:	9 Mtrs Wide Road
On the South	:	Plot No.363

7. **Nature / Status of the Property :** **Freehold**
8. **Type of Property :** **Residential**

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

1. **Original (Without RR)** Registered Sale Deed executed by Lokmanya Co-operative Housing Society Ltd, Nagpur, acting through its Secretary Shri. Madhusudan Laxmanrao Panchwatikar in favour of Shri. Subahu Ramesh Thosar, same was duly registered in the office of Sub-Registrar Nagpur Hingna, at Sr. No. 488 (P), dated 26.02.2001. **(Worn and Torn Condition)**
2. **Original** Registered Sale Deed executed by Shri. Subahu Ramesh Thosar in favour of Shri. Navin Kedarnath Verma, same was duly registered in the office of Sub-Registrar Hingna, at Sr. No. 3267/2026, dated 25.03.2026.
3. **Original** Regularization Letter issued by Municipal Council Digdoh, bearing its Permit No.RL/2499/TP/2026, dated 12.05.2026.
4. **Original** Tax Receipt tax paid for the year 2025-26, vide its receipt dated 23.02.2026.
5. **Original** Tax Receipt tax paid for the year 2026-27, vide its receipt dated 05.05.2026
6. **Copy of** Akhivpatrika in the name of Shri. Navin Kedarnath Verma, dated 02.06.2026.
7. **Original** Title Search report issued by Adv Sahil M. Bhangde, dated 24.06.2026.

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

- 1) That originally, all that piece and parcel of land bearing Kh. No. 114/1, 114/3 & 114/4 of Mouza-Digdoha, bearing P. H. No. 6 belongs to Lokmanya Co-operative Housing Society Ltd, Nagpur, a registered cooperative society, bearing its Registration No.NGP/HSG/880.
- 2) That the aforesaid society had laid an unauthorized layout upon the said entire land and sold out its various plots to its various members.
- 3) That the aforesaid society acting through its Secretary Shri. Madhusudan Laxmanrao Panchwatikar, had sold out the schedule Plot No. 360 admeasuring about 185.77 Sq. Mtrs to Shri. Subahu Ramesh Thosar, by executing a Registered Sale Deed, which was duly registered in the office of Sub-Registrar Nagpur (Rural), at Sr. No. 488 (P), dated 26.02.2001.
- 4) That Shri. Subahu Ramesh Thosar, thereafter sold out the schedule Plot No. 360 to Shri. Navin Kedarnath Verma, by executing a Registered Sale Deed, which was duly registered in the office of Sub-Registrar Hingna, at Sr. No. 3267/2026, dated 25.03.2026.
- 5) That the schedule Plot was falls within the purview of Maharashtra Gunthewari Developments (Regulation, Up-gradation and Control) Act, 2001 and accordingly upon payment of necessary

development charges by the owners, the Municipal Council Digdoha had regularized the schedule Plot No. 360 by issuing the regularization letter bearing its permit No. RL/2499/TP/2026, dated 12.05.2026.

- 6) That the aforesaid transaction was duly recorded in the Records of Rights i.e. in Akhivpatrika, as well as in the record of Municipal Council Digdoh and the name of Shri. Navin Kedarnath Verma, has been duly recorded as the sole and absolute owner of the schedule Plot No.360.
- 7) That, Shri. Navin Kedarnath Verma, now agreed to sell the schedule Western Portion of Plot No. 360 admeasuring about 82.85 Sq. Mtrs out of 175.70 Sq. Mtrs to Shri. Ajay Kumar Shrivass, for valued consideration.
- 8) *It is pertinent to note here that the present owner is intending to purchase the half portion of schedule Plot No. 360 without any approved sub-division and therefore, the property can be mortgaged strictly as per the policy of ICICI Home Finance.*

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 **Shri. Navin Kedarnath Verma** is the owner of the scheduled of property and it has valid, clear and, marketable title over the scheduled property.
- b) That during the course of my inspection, I did not came across to entry as to encumbrance and charges over the said property, the schedule of property is free from all sort of encumbrances, charges, lien etc. and the owners are having clear, valid and marketable title over the scheduled property and further the prospective purchasers i.e. **Shri. Ajay Kumar Shrivass** will also acquire equally good, valid and marketable title thereto only after upon execution of proper and duly registered Sale Deed in his favor.
- c) That it is needless to mention here that the property can be mortgage with a financial institution by way of security for repayment of loan, if any advance to the owners.
- d) *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:

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|------|---|-----------------------|
| 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? | Till 2027 |
| 5.6 | Whether all original documents for last 13 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? | NA |
| 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? | YES |
| 5.16 | Whether the said POA holder has/had authority to sell the property under POA? | YES |
| 5.17 | Whether POA as recorded in 5.15 is registered? | YES |
| 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 | NA |
| 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 | NA |
| 5.20 | Whether Search Report is obtained and submitted? | Yes |
| | Search Report Details: - | |
| | Search Conducted Years: | 13 years |
| | Name of the Advocate / Searcher: | Adv. Sahil M. Bhangde |
| | Search Report Date: | 24/06/2026 |
| | Note: | ----- |
| 5.21 | Whether EC is obtained? | NO |
| | EC Details: - | |
| | No. of Years EC Obtained: | |

Any Encumbrance to Specify:
EC Applied by:

PART VI: CERTIFICATE:

In view of the foregoing, I certify that the title deeds intended to be deposited, relating to the property and offered as security by way of equitable mortgage and the documents of title referred to above are perfect evidence of the title and that if the said equitable mortgage is created in the manner required by law, it would satisfy the requirements of creation of equitable mortgage.

I further certify that **Shri. Ajay Kumar Shrivass** would derive a valid, clear, marketable and unencumbered title in the property stated above, only after execution of registered Sale Deed in their favor.

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co borrower **Shri. Ajay Kumar Shrivass**.

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: -

1. **Certified Copy of** Registered Sale Deed executed by Lokmanya Co-operative Housing Society Ltd, Nagpur, acting through its Secretary Shri. Madhusudan Laxmanrao Panchwatikar in favour of Shri. Subahu Ramesh Thosar, same was duly registered in the office of Sub-Registrar Nagpur Hingna, at Sr. No. 488 (P), dated 26.02.2001. **(Worn and Torn Condition)**
2. **Original** Registered Sale Deed executed by Shri. Subahu Ramesh Thosar in favour of Shri. Navin Kedarnath Verma, same was duly registered in the office of Sub-Registrar Hingna, at Sr. No. 3267/2026, dated 25.03.2026.
3. **Copy of** Regularization Letter issued by Municipal Council Digdoh, bearing its Permit No. RL/2499/TP/2026, dated 12.05.2026.
4. **Copy of** Tax Receipt tax paid for the year 2026-27, vide its receipt dated 05.05.2026
5. **Copy of** Akhivpatrika in the name of Shri. Navin Kedarnath Verma, dated 02.06.2026.
6. **Original** Title Search report issued by Adv Sahil M. Bhangde, dated 24.06.2026.
7. **Original** Registered Sale Deed **to be** executed by executed by Shri. Navin Kedarnath Verma in favour of **Shri. Ajay Kumar Shrivass**.

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

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REMARKS (if any): -

NAGPUR
DATE : 24.06.2026

SAHIL M
BHANGDE
Yours Faithfully
Sahil M Bhangde
Date: 2026.09.05
15:29:14 +05'30'
Sahil M. Bhangde
Advocate