

LEGAL SCRUTINY REPORT		
SAMADHAN JANKIRAM PATIL B.A. LL.M Advocate, Dhule Court.	 ADVOCATE	Office: - Shop No. 19, 1 st Floor, Lokshahir Annabhau Sathe Complex, Fashipul, Dhule. PIN - 424001 House: - 15/B, Arya Nagar, Wadel Road, Walwadi, Deopur Dhule. PIN - 424002 Mob- 8888319273 Mail- Sajapatil@gmail.Com

To,
 The Manager,
 ICICI Home Finance Company Ltd.
 Location: - Dhule Branch

Date: - 30/08/2026

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file Application No: - 77000335535

PART I: PROPERTY DETAILS: -

With reference to your instructions and documents produced before me of **Plot No. 15/B East Side Area 65.00 Sq. Mtr., (Built-up Area 59.50 Sq. Mtr.,)** out of Total **Area 130.00 Sq. Mtr.**, Located within **S. No. 80**, situated at **Shahada Tal. Shahada Dist. Nandurbar**, I submit my Legal Scrutiny Report as hereunder:

1. Name of the Applicant/Borrower/s : - Mr. Kundan Gulabrao Patil.
2. Name of the Co-applicant/s: (if any) : - Mrs. Madhuri Kundan Patil.
3. Type of Loan : - Resale Purchase - Loan
4. Purpose of Loan : - Resale Purchase - Loan
5. Name of the Property Owner/s : - Mr. Sanjiv Dhudku Chaudhari.
6. Description of the Property (with Boundaries): -To find out clear & marketable title of **Plot No. 15/B East Side Area 65.00 Sq. Mtr., (Built-up Area 59.50 Sq. Mtr.,)** out of Total **Area 130.00 Sq. Mtr.**, Located within **S. No. 80**, situated at **Shahada Tal. Shahada Dist. Nandurbar**.

The boundaries of Property: - (As per Approved Plan)

East	Plot No. 15/A
West	Remaining Part of Plot No. 15/B
South	Adj.S. No. 81
North	9 Mtr., Road

7. Nature / Status of the Property : - N.A. Property
8. Type of Property : - Residential/Commercial/ Industrial/
Urban/Semi urban/ Rural.

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

Sr. No.	Date of Document	Name of the Document	Whether Original/Xerox
01	08/06/2026	7/12 Extract & M.E.	True
02	19/05/2012	S. R. Receipt No. 2547, Agreement to Sale Reg. No. 2343/2012	Xerox
03	11/07/2002	N. A. Order	Xerox
04	17/04/2002	Layout Plan	Xerox
05	20/04/2012	Commencement Certificate	Original
06	20/04/2012	Approved Plan	Original
07	--/08/2026	Sale deed Draft	Xerox

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

It appears from the revenue/ CTS/Reg. Sale deed records that the originally **Agri. Land Gat No. 80 Area 17400.00Sq. Mtr.** situated at **Shahada Tal. Shahada Dist. Nandurbar** owned and belongs by **Mrs. Motanbai Ratilal Patil** since Prior to Year 2000.

Samadhan
 Jankiram
 Patil

Digitally signed by
 Samadhan Jankiram
 Patil
 Date: 2026.08.30
 16:57:10 +05'30'

As per M.E. No. 9829 dt.05/09/2011, N.A. order of **Agri. Land Gat No. 80 Area 17400.00Sq. Mtr.** situated at **Shahada Tal. Shahada Dist. Nandurbar** owned and belongs by **Mrs. Motanbai Ratilal Patil** and it was converted for non-agricultural used by obtained order from SDO office Taloda vide order No. 2002/NASR/4/2002 on dt. 11/07/2002 as per said order said Gat converted in various residential Plots as per Layout.

As per M.E. No. 9504 dtd. 04/03/2003, **Mrs. Motanbai Ratilal Patil** has sold **Plot No. 15/B Area 130.00 Sq. Mtr.**, Located within **S. No. 80**, to **Mr. Kantilal Narottam Patil** by reg. Sale deed No.310/2003 on dt. 29/01/2003.

As per M.E. No. 6746 dtd. 30/09/2011, **Mr. Kantilal Narottam Patil** has sold **Plot No. 15/B Area 130.00 Sq. Mtr.**, Located within **S. No. 80**, to **Mr. Pravin Sakharam Patil** by reg. Sale deed on dt. 23/09/2011.

And thereafter, **Mr. Pravin Sakharam Patil** has obtained Construction Permission from **Municipal Council Shahada Tal. Shahada Dist. Nandurbar** on dt. **20/04/2012** & obtained Sanction Plan from Town Planning Nandurbar on dt. **20/04/2012** for construction on **Plot No. 15/B Area 130.00 Sq. Mtr.**, Located within **S. No. 80**, situated at **Shahada Tal. Shahada Dist. Nandurbar**.

And thereafter, as per Agreement to Sale **Mr. Pravin Sakharam Patil** has intended to sold **Plot No. 15/B East Side Undivided Part Area 65.00 Sq. Mtr.**, (**Built-up Area 59.50 Sq. Mtr.**,) out of **Total Area 130.00 Sq. Mtr.**, Located within **S. No. 80** to **Mr. Sanjiv Dhudku Chaudhari** by Agreement to Sale Reg. No. 2343/2012 on dt. 19/05/2012.

And thereafter, **Mr. Pravin Sakharam Patil** has sold **Plot No. 15/B East Side Undivided Part Area 65.00 Sq. Mtr.**, (**Built-up Area 59.50 Sq. Mtr.**,) out of **Total Area 130.00 Sq. Mtr.**, Located within **S. No. 80** to **Mr. Sanjiv Dhudku Chaudhari** by Sale deed Reg. No. 5966/2012 on dt. 31/12/2012.

And thereafter, as per Provided Sale deed Draft **Mr. Sanjiv Dhudku Chaudhari** has intended to sold **Plot No. 15/B East Side Area 65.00 Sq. Mtr.**, (**Built-up Area 59.50 Sq. Mtr.**,) out of **Total Area 130.00 Sq. Mtr.**, Located within **S. No. 80**, situated at **Shahada Tal. Shahada Dist. Nandurbar** to **Mr. Kundan Gulabrao Patil** for consideration Amount Rs. 21,50,000/- but Sale deed not registered yet, kindly collect before disbursement.

And thereafter I have taken Online E- search of **Plot No. 15/B East Side Area 65.00 Sq. Mtr.**, (**Built-up Area 59.50 Sq. Mtr.**,) out of **Total Area 130.00 Sq. Mtr.**, Located within **S. No. 80**, situated at **Shahada Tal. Shahada Dist. Nandurbar** Vide Search Receipt E- Challan GRN No. MH009256453202627P with Receipt No. 1115410700 dt. 30/08/2026.

7/12 extract issued by Talathi office **Shahada Tal. Shahada Dist. Nandurbar** of **Plot No. 15/B Area 65.00 Sq. Mtr.**, out of **S. No. 80** situated at **Shahada Tal. Shahada Dist. Nandurbar** dt. **08/06/2026** in the name of **Mr. Sanjiv Dhudku Chaudhari** on the said property.

For the purpose of search & verification of the above-mentioned property. The Revenue records of Tahsildar Offices at some places were misplaced and not available and some were in bad, torn, and worn out and mutilated condition and the records of Online Index II on Govt. website from 1995 onwards entries of computer system have been checked by me, but at some places the entries are not properly feed up in the system & depend upon system server working contingencies, and also note that as per Govt. Circular No. जमीन- २०१७/प्र.क. ११५/ज.-१अ दिनांक २१ सप्टेबर २०१७ that the charge of Lis Pendens cannot be created on Revenue Records as per provision mentioned u/s 148 of MLRC 1966. Hence, ensure any charge on above said property except the charge of **-NIL-**.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY: -

- 1) 7/12 Extract
- 2) Copy of S. R. No. 2547, Agreement to Sale Reg. No. 2343/2012 dt. 19/05/2012.

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 & tenancy regulations?	No.

Samadhan
Jankiram
Patil

Digitally signed by
Samadhan
Jankiram Patil
Date: 2026.08.30
16:57:27 +05'30'

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 on the property?	Not provided
5.6	Whether all original documents for last 13 yrs have been scrutinized?	As far as supplied
5.7	Whether required documents are available for creating mortgage?	Yes.
5.8	Whether previous owners had the right /competency to transfer the property?	Yes.
5.9	Whether proposed mortgage by deposit of title deeds is possible?	Yes.
5.10	What is the tenure of the land if it leased? ----- years (remaining period)	N.A.
5.11	Whether the land is Adivasi (Tribal) Land?	No.
5.12	Whether the land/property is joint family property?	No.
5.13	Whether SARFAESI Act applicable?	Yes.
5.14	Is the 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 favor of the loan applicant?	N.A.
5.16	Whether the said POA holder has/had authority to sell the property under POA?	N.A.
5.17	Whether POA as recorded in 5.15 is registered?	N.A.
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.)?	N.A.
5.19	Whether any permission / consent is required to sell the property upon invocation of the mortgage?	N.A.
5.20	Whether Search Report is obtained and submitted? Search Conducted Years: - 13 Year.	Yes. Enclosed: - 13 yrs. Search receipt E- Challan GRN No. GRN No. MH009256453202627P with Receipt No. 1115410700 dt. 30/08/2026.
5.21	Whether EC is obtained? [Nos. of Years EC obtained. Any encumbrance to specify- As per report EC applied by: -	Yes.

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 **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/We further certify that owner **Mr. Sanjiv Dhudku Chaudhari** would derive a valid, clear & marketable and unencumbered title **except the charge of -NIL-** 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 **Mr. Kundan Gulabrao Patil & Mrs. Madhuri Kundan Patil** after clearing the above-mentioned charge.

The following original documents to be collected by ICICI HFC for creation of **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:

Sr. No.	Date of Document	Name of the Document	Whether Original/ Xerox
01	08/06/2026	7/12 Extract & M.E.	True
02	19/05/2012	S. R. Receipt No. 2547, Agreement to Sale Reg. No. 2343/2012	Original
03	31/12/2012	S. R. Receipt, Index II & Sale deed Reg. No. 5966/2012	Original
04	11/07/2002	N. A. Order	Xerox
05	17/04/2002	Layout Plan	Xerox
06	20/04/2012	Commencement Certificate	Original
07	20/04/2012	Approved Plan	Original

Samadhan
Jankiram
Patil

Digitally signed by
Samadhan
Jankiram Patil
Date: 2026.08.30
16:57:44 +05'30'

08	--/08/2026	Sale deed Draft	Original
09	After execution	S.R. Receipt, Index II & Reg. Sale deed executed by Mr. Sanjiv Dhudku Chaudhari to Mr. Kundan Gulabrao Patil	Original

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

Sr. No.	Date of Document	Name of the Document	Whether Original/ Xerox
01	After execution	S.R. Receipt, Index II of Equitable Mortgage in favor of ICICI HFC	Original

REMARKS (if any): -Nil.

I am of the opinion that the title of the All the piece and parcel of **Plot No. 15/B East Side Area 65.00 Sq. Mtr., (Built-up Area 59.50 Sq. Mtr.,)** out of Total **Area 130.00 Sq. Mtr.,** Located within **S. No. 80,** situated at **Shahada Tal. Shahada Dist. Nandurbar** present owner **Mr. Sanjiv Dhudku Chaudhari** is Valid, clear & marketable title **except the charge of -NIL-** in respect of property and can be considered as acceptable security by ICICI HFC, LTD.

Samadhan Jankiram Patil
Digitally signed by Samadhan Jankiram Patil
Date: 2026.08.30 16:57:55 +05'30'
Samadhan J. Patil, Advocate

Date- 30/08/2026.

SAMADHAN JANKIRAM PATIL
B.A. LL.M
Advocate, Dhule Court.



Office: - Shop No. 19, 1st Floor, Lok Shahir Annabhau Sathe Complex, Fhashipul, Dhule. PIN - 424001
House: - 15/B, Arya Nagar, Wadel Road, Walwadi, Deopur Dhule. PIN – 424002
Mob- 8888319273
Mail- Sajapatil@gmail.Com

To,
Branch Credit Manager, ICICI HFC LTD.

Dated – 30/08/2026

Reference: -

Loan Proposal of **Mr. Kundan Gulabrao Patil & Mrs. Madhuri Kundan Patil** (Intending Borrower), R/o- **Mondhale Tal. Parola Dist. Jalgaon.**

Description of the Property: -

All the piece and parcel of **Plot No. 15/B East Side Area 65.00 Sq. Mtr., (Built-up Area 59.50 Sq. Mtr.,)** out of Total Area **130.00 Sq. Mtr.,** Located within **S. No. 80,** situated at **Shahada Tal. Shahada Dist. Nandurbar.**

Type of Transaction: -

In my opinion the Type of Transaction **Resale Purchase - Loan.**

I am of the opinion that the title of the present owner **Mr. Sanjiv Dhudku Chaudhari** is clear and marketable title **-NIL-** in respect of property and can be considered as acceptable security by ICICI HFC, LTD.

I. Subject to condition documents required to be taken for security purpose as follows: -

Sr. No.	Date of Document	Name of the Document	Whether Original/Xerox
01	08/06/2026	7/12 Extract & M.E.	True
02	19/05/2012	S. R. Receipt No. 2547, Index II & Agreement to Sale Reg. No. 2343/2012	Original
03	31/12/2012	S. R. Receipt, Index II & Sale deed Reg. No. 5966/2012	Original
04	11/07/2002	N. A. Order	Xerox
05	17/04/2002	Layout Plan	Xerox
06	20/04/2012	Commencement Certificate	Original
07	20/04/2012	Approved Plan	Original
08	--/08/2026	Sale deed Draft	Original
09	After execution	S.R. Receipt, Index II & Reg. Sale deed executed by Mr. Sanjiv Dhudku Chaudhari to Mr. Kundan Gulabrao Patil	Original
10	After execution	S.R. Receipt, Index II of Equitable Mortgage in favor of ICICIHFC	Original
11	30/08/2026	Legal Title & Search Report issued by Adv. Samadhan J. Patil, Dhule along with Search paid Receipt for 13 years	Original

Samadhan Jankiram Patil Digitally signed by Samadhan Jankiram Patil
Date: 2026.08.30 16:58:10 +05'30'

ANNEXTURE DOCUMENTS: -

For the purpose of opinion in respect of the aforesaid immovable property, following documents were made available for my perusal:

Sr. No.	Date of Document	Name of the Document	Whether Original /Xerox
01	08/06/2026	7/12 Extract & M.E.	True
02	19/05/2012	S. R. Receipt No. 2547, Agreement to Sale Reg. No. 2343/2012	Original
03	11/07/2002	N. A. Order	Xerox
04	17/04/2002	Layout Plan	Xerox
05	20/04/2012	Commencement Certificate	Original
06	20/04/2012	Approved Plan	Original
07	--/08/2026	Sale deed Draft	Original

Remark: -

1. I have not carried out any physical inspection of the above property nor have made enquires of actual occupiers of the above property so no liability in that respect.
2. This opinion is purely based on the Photostat copies of documents furnished to me, with a Bonafide belief that the same are genuine. In the event any of such document/s found to be false/fabricated/ forged, we do not hold any obligation or responsibility whatsoever in future. Since, we have not conducted any independent verification on the documents.
3. This opinion is subject to the above terms and strict compliance of the observations, studied as per Provided Documents and Search result available on Govt. site.
Hence, this Report.

Date-30/08/2026.

**Samadhan
Jankiram
Patil** Digitally signed by
Samadhan
Jankiram Patil
Date: 2026.08.30
16:58:25 +05'30'
Samadhan J. Patil, Advocate.