



Adv. Sushama Pradeep Padole

B.Sc,LL.B.

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Legal Advisor

* Bank of India
* Bank of Baroda
* LIC of India
* Buldhana Urban Co-op.
Credit Society Ltd. Branch Latur

Date: 03.10.2026

LEGAL SCRUTINY REPORT

To,
Credit Manager,
ICICI HOME FINANCE CO. LTD.
Br. Latur,
APP. ID. No. 78000365877

Type of Case: **Regular LAP**

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of **Prakash Mohanrao Devkate**.

PART I: PROPERTY DETAILS:

- | | |
|---|--|
| 1: NAME OF THE APPLICANT/ BORROWERS | : Prakash Mohanrao Devkate
R/o. Bhusani, Tq. AUSA Dist. Latur. |
| 2: NAME OF THE CO-APPLICANT/S BORROWER/S | : Mangal Prakash Devkate
R/o. Bhusani, Tq. AUSA Dist. Latur. |
| 3: TYPE OF LOAN | : Regular LAP |
| 4: NAME OF THE PROPERTY OWNER/S | : Prakash Mohanrao Devkate
R/o. Bhusani, Tq. AUSA Dist. Latur. |

6: DESCRIPTION OF THE PROPERTY: (with Boundaries):

All piece and parcel of property **Plot No. 77**, adm. length east west 40 ft., and width south north 40 ft., total adm. 1600 Sq. ft. (148.69 Sqm.), within the jurisdiction of G. P. Karyalaya Pakharsangavi, out of Gat No.60 of village Pakharsangavi, Tq. Dist. Latur, Which is bounded as under-

- | | |
|--------------|---|
| East | : 20 ft. wide Road |
| West | : Plot No.76 belongs to Mahendrakar |
| South | : Plot No.82 belongs to Jahedabi |
| North | : Plot No.71 belongs to Namdev Chewale |

- | | |
|---|----------------------|
| 7: Nature/Status of the Property | : Residential |
| 8: Type of Property | : Freehold |

PART II: LIST OF DOCUMENTS SUBMITTED BEFORE MEJUS FOR SCRUTINY AND LEGAL OPINION

- 1) Copy of 8/A extract dt.21.08.2026
- 2) Copy of 7/12 extract dt.21.08.2026
- 3) Copy of G.P. Property extract dt.16.06.2025
- 4) Copy of Gunthewari certificate dt.06.08.2026

- 5) Copy of Gunthewari Layout dt.06.08.2026
- 6) Copy of Reg. sale deed No.2517/2011 dt.08.03.2011 executed by Ranjana Govind Hande in favour of Prakash Mohanrao Devkate in respect of property of Plot No. 77, total adm. 1600 Sq. ft. (148.69 Sqm.) out of Gat No.60 of village Pakharsangavi.
- 7) Copy of Reg. sale deed No.4156/2009 dt.16.07.2009 executed by Jabinbegam Ajikha Pathan with consent of Ajikha Ajamatkha Pathan in favour of Ranjana Govind Hande in respect of Plot No. 77, total adm. 1600 Sq. ft. (148.69 Sqm.) out of Gat No.60 of village Pakharsangavi.
- 8) Copy of Reg. sale deed No.232/2005 dt.12.01.2005 executed by Shahestabegam A. M. Javed in favour of Jabinbegam Ajikha Pathan in respect of Plot No. 77, total adm. 1600 Sq. ft. (148.69 Sqm.) out of Gat No.60 of village Pakharsangavi.
- 9) Copy of Reg. sale deed No. 3084/1984 dt.28.06.1984, executed by Baburao Madhavrao Lakhadive, in favour of Shahestabegam A. M. Javed in respect of Plot No. 77, total adm. 1600 Sq. ft. (148.69 Sqm.) out of Gat No.60 of village Pakharsangavi.
- 10) 7/12 extracts for year 1976-1076 to 2005-2006.

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

- A) That, I have verified and scrutinized and goan through the revenue and sub registrar record of Gat No.60 of village Pakharsangavi, Tq. Dist. Latur.
- B) While pursuing copy of 7/12 extracts for year 1976-1976, it reflected that, Baburao Madhavrao Lakhadive owned land adm. 6 H. 48 R., out of Gat no. 60 of village Pakharsangavi. He has been divided said land into private plots and applied for N.A. Permission. Whereas on 01.07.1983 Tahsildar of latur sanctioned N.A. No. 1983/JMB/WS/1056. For residential use of said land.
- C) Out of said plots through Reg. sale deed No. 3084/1984 dt.28.06.1984, Baburao Madhavrao Lakhadive sold private plot No.77 adm. Length East west 40 ft.(12m 19cm) and width south North 40 ft. (12m 19cm) total adm. total adm. 1600 Sq. ft. (148.69 Sqm.) out of Gat No.60 of village Pakharsangavi, to Shahestabegam A. M. Javed. Vide M.E. No.1513 her name is mutated at Revenue Records.
- D) Afterwards, through Reg. sale deed No.232/2005 dt.12.01.2005, Shahestabegam A. M. Javed sold plot No.77 adm. Length East west 40 ft. and width south North 40 ft. total adm. total adm. 1600 Sq. ft. out of Gat No.60 of village Pakharsangavi, to Jabinbegam Ajikha Pathan. She has been mutated her name at G.P. Karyalaya Pakharsangavi corresponding to G.P. House No.7587.
- E) Then through Reg. sale deed No.4156/2009 dt.16.07.2009, Jabinbegam Ajikha Pathan with consent of Ajikha Ajamatkha Pathan sold plot No.77 adm. Length East west 40 ft. and width south North 40 ft. total adm. total adm. 1600 Sq. ft. corresponding to G.P. House No.7587 out of Gat No.60 of village Pakharsangavi, to Ranjana Govind Hande.

- F) Lastly, through Reg. sale deed No.2517/2011 dt.08.03.2011, Ranjana Govind Hande sold said Plot No. 77, adm. length east west 40 ft., and width south north 40 ft., total adm. 1600 Sq. ft. (148.69 Sqm.), within the jurisdiction of G. P. Karyalaya Pakharsangavi, out of Gat No.60 of village Pakharsangavi, to Prakash Mohanrao Devkate. His name is mutated at G.P. Extract and Revenue Records. Name of Prakash Mohanrao Devkate is reflected at G.P. property extract dt.15.05.2025, vide M.E. No.23587 and his name is reflected at 7/12 property Extract dt.21.08.2026.
- G) Prakash Mohanrao Devkate applied for Gunthewari Regularization certificate, whereas on 06.08.2026, Assistant Town Planner of Latur SDO of Latur approved Gunthewari No.2026/Jamabandi/Karya-2/Latur/Gunthewari/CR-07.
- H) On perusal of sub-registrar record it reflected that **Prakash Mohanrao Devkate** is absolute owner of property described above.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY

- 1) Reg. sale deed No.2517/2011 dt.08.03.2011
- 2) Reg. sale deed No.4156/2009 dt.16.07.2009
- 3) Reg. sale deed No.232/2005 dt.12.01.2005
- 4) Reg. sale deed No. 3084/1984 dt.28.06.1984

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 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: **Yes**
- 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 (PGA) holder of the original landowner in favor of the loan applicant: **No.**
- 5.16 whether the said POA holder has/had authority to sell the property under PGA: **No**
- 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: **Not Applicable**

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: **Not Applicable.**

5.20 Whether Search Report is obtained and submitted? **Yes**

Search Report Details:-

Search Conducted Years: **2014 to 2026.**

Name of the Advocate/Searcher: **Adv. Sushama P. Padole**

Search Report Date: **25.09.2026**

Note: Not Applicable.

5.21 Whether EC is obtained? **No.**

EC Details:- **Not Applicable.**

No. of Years EC Obtained: **Not Applicable.**

Any Encumbrance to Specify: **NO**

EC Applied by: **Nil**

PART VI: CERTIFICATE:

In view of the foregoing. (/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 registered/equitable mortgage.

I/We further certify that **Prakash Mohanrao Devkate** have a valid, clear and marketable, the mortgage if created will create enforceable security interests in favor of ICICI HFC for the liability of the intending Borrower/Co borrower. 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) Latest 8/A extract (**Digital**)
- 2) Latest 7/12 extract (**Digital**)
- 3) Latest G.P. Property extract (**Original**)
- 4) Latest G.P. tax receipt(**Original**)
- 5) Gunthewari Layout dt.06.08.2026 (**Original**)
- 6) Reg. sale deed No.2517/2011 dt.08.03.2011(**Original**)
- 7) Reg. sale deed No.4156/2009 dt.16.07.2009(**Original**)
- 8) Reg. sale deed No.232/2005 dt.12.01.2005(**Photocopy**)
- 9) Reg. sale deed No. 3084/1984 dt.28.06.1984(**Photocopy**)
- 10) 7/12 extract for year 1976-1977 to 2015-2016 (**Photocopy**)

Following documents are required at the time of disbursal: (if any):-

- 1) Latest 8/A extract **(Digital)**
- 2) Latest 7/12 extract **(Digital)**
- 3) Latest G.P. Property extract **(Original)**
- 4) Latest G.P. tax receipt **(Original)**
- 5) Gunthewari Layout dt.06.08.2026 **(Original)**
- 6) Reg. sale deed No.2517/2011 dt.08.03.2011 **(Original)**
- 7) Reg. sale deed No.4156/2009 dt.16.07.2009 **(Original)**
- 8) Reg. sale deed No.232/2005 dt.12.01.2005 **(Photocopy)**
- 9) Reg. sale deed No. 3084/1984 dt.28.06.1984 **(Photocopy)**
- 10) 7/12 extract for year 1976-1977 to 2015-2016 **(Photocopy)**

Remarks- If Any - No**Place-Latur**

**Yours Faithfully,
Adv. Sushama P. Padole**

**Challan No. MH011347225202627P,
dt:05.10.2026**

MH011347225202627P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
05 Oct 2026	Receipt	Receipt no.: 1115521875
	Name of the Applicant :	Sushama Pradeep Padole
	Details of property of which document has to be searched :	Dist :Latur Village :Pakharsangavi S.No/CTS No/G.No. : 60
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH011347225202627P		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php'.		



CHALLAN
MTR Form Number-6



GRN	MH011347225202627P	BARCODE			Date	05/10/2026-09:27:14		Form ID		
Department Inspector General Of Registration					Payer Details					
Search Fee Type of Payment Other Items					TAX ID / TAN (If Any)					
					PAN No.(If Applicable)					
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN					Full Name		Sushama Pradeep Padole			
Location PUNE										
Year 2026-2027 One Time					Flat/Block No.					
Account Head Details				Amount In Rs.	Premises/Building					
0030072201 SEARCH FEE				325.00	Road/Street					
					Area/Locality					
					Town/City/District					
					PIN					
					Remarks (If Any)					
					Amount In		Three Hundred Twenty Five Rupees Only			
Total				325.00	Words					
Payment Details SBIEPAY PAYMENT GATEWAY					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN		Ref. No.		10000502026100500287 0183663970045	
Cheque/DD No.					Bank Date		RBI Date		05/10/2026-09:27:48 Not Verified with RBI	
Name of Bank					Bank-Branch		SBIEPAY PAYMENT GATEWAY			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

