

VAISHALI RANJEET HIRE

(Advocate)

"AAI" Niwas, Nageshwarwadi, Aurangabad

(M) 09881295348

LEGAL SCRUTINY REPORT

Date: - 23/09/2026

To,
The Branch Manager,
ICICI HFC Limited.
Aurangabad.

Sub: Legal Scrutiny Report in respect of the file of Rajdar Khan Usman Khan Pathan and Umair Khan Rajdar Khan Pathan

Property Details:

1)	Name of the Applicant & Application No.	:	Rajdar Khan Usman Khan Pathan 77000356615
2)	Name of the Co-applicant/s (if any)	:	Umair Khan Rajdar Khan Pathan
3)	Type of Loan:	:	Resale Purchase
4)	Purpose of Loan	:	Resale Purchase
5)	Name of the Property owners	:	Mohasin Rashid Shaikh
All that piece and parcel of the property Plot No. 19, admeasuring area 600 sq. feet i.e. 55.76 sq. meter construction thereon, CTS No. 15843, Sheet No. 280/283, Shambhu Nagar, Mauje Shahanoorwadi, Tq and Dist Chhatrapati Sambhajinagar within the jurisdiction of Sub-Registrar, Aurangabad, which is bounded as under: Towards East : 15 feet wide road Towards West : 5 Feet Lane Towards North : Survey No. 16/Part Towards South : Plot No. 20			
7)	Nature / Status of the property	:	Free Hold
8)	Type of Property	:	Resale Purchase

Part II: List of documents before me for scrutiny and legal opinion:

1. PR card of CTS No. 15843.
2. Registered Sale Deed bearing daybook no. AGG-3577/1986 dated 06/06/1986.
3. Mutation entry no. 27625.

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4. Registered Sale Deed bearing daybook no. AGG-2-7002/2023 dated 16/10/2023 executed by 1) Durgaprashad Narsayya Paka, 2) Padma Balraj Gadappa, 3) Bhagyalaxmi Shankar Gundu in favor of Mohasin Rashid Shaikh.
5. Draft Sale Deed.

Part III : Flow of title of Property:

1. It appears from the Sale Deed no. 3577/1986 dated 06/06/1986, Plot No. 19, 20 and 21, each having admeasuring area 600 sq. feet, situated at Survey No. 16/Part, Mauje Shahanoorwadi, Tq and Dist Aurangabad was previously owned and possessed by Mrs. Bismilla Bi W/o. Shahanoor Kha prior to 1986.
2. That, registered Sale Deed bearing daybook no. AGG-3577/1986 dated 06/06/1986 executed by Mrs. Bismilla Bi W/o. Shahanoor Kha through her GPA holder Ajam Kha Shahanoor kha in favor of Narsayya Ramyya Paka in respect of property Plot No. 19, 20 and 21, each having admeasuring area 600 sq. feet, situated at Survey No. 16/Part, Mauje Shahanoorwadi, Tq and Dist Aurangabad.
3. That, on the basis of above sale deed the name of Narsayya Ramyya Paka came to be mutated in the PR Card vide mutation entry no. 26813.
4. That, afterwards property Plot No. 19, 20 and 21, each having admeasuring area 600 sq. feet, situated at Survey No. 16/Part, Mauje Shahanoorwadi, Tq and Dist Aurangabad got CTS No. 15843.
5. That, Narsayya Ramyya Paka died on 24/04/2010 and his wife namely Lakshmibai Narsayya Paka died on 02/09/2014 as such the office of the Municipal Corporation has issued death certificates and on the basis of death certificate and affidavit submitted by his legal heirs the names of his legal heirs namely 1) Durgaprashad Narsayya Paka, 2) Padma Balraj Gadappa, 3) Bhagyalaxmi Shankar Gundu as legal heirs their names came to be mutated in the PR Card vide mutation entry no. 27625.
6. That, registered Sale Deed bearing daybook no. AGG-2-7002/2023 dated 16/10/2023 executed by 1) Durgaprashad Narsayya Paka, 2) Padma Balraj Gadappa, 3) Bhagyalaxmi Shankar Gundu in favor of Mohasin Rashid Shaikh in

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respect of property Plot No. 19, admeasuring area 600 sq. feet i.e. 55.76 sq. meter construction there on having admeasuring area 200 sq. feet i.e. 18.58 sq. meter, CTS No. 15843, Sheet No. 280/283, Mauje Shahanoorwadi, Tq and Dist Aurangabad.

7. That, on the basis of above sale deed the name of Mohasin Rashid Shaikh came to be mutated in the PR Card vide mutation entry no. 29007.
8. That, Rajdar Khan Usman Khan Pathan and Umair Khan Rajdar Khan Pathan intends to purchase the property Plot No. 19, admeasuring area 600 sq. feet i.e. 55.76 sq. meter construction thereon, CTS No. 15843, Sheet No. 280/283, Shambhu Nagar, Mauje Shahanoorwadi, Tq and Dist Chhatrapati Sambhajnagar as such approached to Mohasin Rashid Shaikh.

PART IV : EVIDENCE OF THE PROPERTY:

Registered Sale Deed bearing daybook no. AGG-2-7002/2023 dated 16/10/2023 executed by 1) Durgaprashad Narsayya Paka, 2) Padma Balraj Gadappa, 3) Bhagyalaxmi Shankar Gundu in favor of Mohasin Rashid Shaikh

PART V : OTHER PROVISIONS

5.1.	Whether provisions of the Urban Land Ceiling Act are applicable?	No
5.2.	Whether property 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?	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 on the property.	No
5.6	Whether all original documents for the last 30 years have been scrutinized?	I have scrutinized Xerox copy of 13 years documents
5.7	Whether all the original documents are available for creating a mortgage?	Yes
5.8	Whether all 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 is leased?	
5.11	Whether the land is Adivasi [Tribal] Land?	N.A.
5.12	Whether the land/property is joint family property?	N.A.
5.13	Whether SARFAESI Act is applicable?	Yes
5.14	Is land / property / flat being subject to any reservations / acquisitions/ requisitions?	N.A.

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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?	N.A.
5.16	Whether the said POA holder had 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.). If permission is required, specify the name of the authority from whom permission / NOC is required and list all permission / No objection required	N.A.
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	N.A.
5.20	Whether the search report is obtained and submitted?	Yes
	Search Report Details:	
	Search Conducted Years:	2014-2026
	Name of Advocate:	Adv. Vaishali Hire
	Search Report Date:	23/09/2026
	Note:	Positive
5.21	Whether E.C.is obtained?	N.A.
	EC Details	N.A.
	No. of years EC obtained 0.00	N.A.
	Any Encumbrance to Specify	N.A.
	EC applied by :	N.A.

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 Mohasin Rashid Shaikh would derive a valid, clear, marketable. unencumbered title in the property/ies stated above.

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower Rajdar Khan Usman Khan Pathan and Umair Khan Rajdar Khan Pathan.

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VI. The following original documents to be collected by ICICI HFC for creation of Registered / Equitable Mortgage prior to disbursement

1. Original registered Sale Deed executed by the Mohasin Rashid Shaikh in favor of Rajdar Khan Usman Khan Pathan and Umair Khan Rajdar Khan Pathan with ORR and Index-II.
2. Original registered Sale Deed bearing daybook no. AGG-2-7002/2023 dated 16/10/2023 executed by 1) Durgaprashad Narsayya Paka, 2) Padma Balraj Gadappa, 3) Bhagyalaxmi Shankar Gundu in favor of Mohasin Rashid Shaikh with ORR and Index-II.
3. Latest PR card in favor of seller.

The above documents are required before disbursement of the loan for creating valid mortgage.

VII. The following original documents are required to be deposited for creation of equitable mortgage after Disbursement

1. The borrower must execute the NOI in favour of ICICI HFC.

Remarks, if any:-

Nil

Adv. Vaishali Hire

Vaishali
Ranjeet
Hire

Digitally signed
by Vaishali
Ranjeet Hire
Date:
2026.09.23
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