



ADV. GAURAV S. DESHMUKH

B.COM, LLB

Off. At;
Aalshi Plot, Beside Gajanan Maharaj Photo, | Email:- advdeshmukhakola@gmail.com
Near Dakshata Nagar Complex Square, | Call on:- 9028232246 / 9404092024 (W)

LEGAL SCRUTINY REPORT

Appl. No: 77000296434 & 77000296435

Date: 11/06/2026

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. Devidas Baban Chavan**.

PART I: DESCRIPTION OF APPLICANT'S AND PROPERTY.

1. Name of the Applicant/Borrower/s: Mr. Devidas Baban Chavan
2. Name of the Co-applicant/s(if any): Mrs. Surekha Devidas Chavhan
3. Purpose of Loan: Prime HL Purchase
4. Name of the Property Owner/s: GPRN GROUP Regd. Partnership Firm Through its Partners 1. Mr. Gopalsingh Gajanansingh Shire, 2. Mr. Nikhil Badalsingh Sukede, 3. Mr. Premsingh Jagansingh Chungde and 4. Mr. Premsingh Sukhramsingh Charawande.
5. Description of the Property:

That the piece and parcel land situated within the jurisdiction of Akola Municipal Corporation situated at **Mauje- Khadki Bu**, Bearing field **Survey No. 33/1**, which is converted as Non Agriculture for Residential use, as per the order passed by SDO Akola, vide order passed in Rev. case no. NAP-34/Khadki bu/06/1996-97, Dated 01/02/1998 of which **Layout Plot no. 12 Total Area Adm 360.00 Sq. Mt. i.e 3873.60 Sq. Ft.**; Whereas Commercial/Residential building constructed thereon as per the Building permission and Sanction map issued by Akola Municipal, vide its Permit no. DDMCO/RB/2024/APL/00527, Dated 16/12/2024. under the name and style "**SILVER STONE**" Out of which "**Flat No. 602**" Situated on "**Sixth Floor**", having **Carpet area 80.67 Sq. Mt. and Built-up Area Adm 96.65 Sq. Mt.** along with the **6.83% Undivided Share** in land; Located at Mauje- Khadki bu, Tq. And Dist. Akola.

Which is bounded as under:-

Towards East:	Family Unit No. 601
Towards West:	Side Margin Then L.P No. 11
Towards North:	Front Side Margin Then 18 Mtr. DP Road
Towards South:	Back Side Margin Then Land of Vasant Khandelwal
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 and Layout Order passed by SDO Akola in Rev. Case no. NAP-34/Khadki bu/06/1996-97, Dated 01/02/1998.
- 2) Copy of Building Permission and sanction map issued by Akola Municipal Corporation vide its Permit/Case no. DDMCO/RB/2024/APL/00527, Dated 16/12/2024.



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- 3) Copy of Reg. Sale Deed executed by Mr. Mohammad Hanif Vali Mohammad Hingori Thought POA Holder Mr. Habib Mohammad Khorkar and Mr. Lakhuappa Maraji Langote in f/o Mr. Abdul Sattar Abdul Gani; Bearing no. 3593, Dated 29/12/2006.
- 4) Copy of Reg. Will Deed executed Between Mr. Abdul Sattar Abdul Gani in f/o Smt. Amina Bi Abdul Gani; Bearing no. 3008, Dated 04/07/2013.
- 5) Copy of Mutation entry no. 23775, Dated 01/03/2019.
- 6) Copy of Reg. Sale Deed executed by Smt. Amina Bi Abdul Gani in f/o GPRN GROUP Regd. Partnership Firm Through its Partners 1. Mr. Gopalsingh Gajanansingh Shire, 2. Mr. Nikhil Badalsingh Sukede, 3. Mr. Premsingh Jagansingh Chungde and 4. Mr. Premsingh Sukhramsingh Charawande.; Bearing no. 6333, Dated 19/12/2023.
- 7) Copy of Reg. Power of Attorney executed by GPRN GROUP Regd. Partnership Firm Through its Partners 1. Mr. Gopalsingh Gajanansingh Shire, 3. Mr. Premsingh Jagansingh Chungde and 4. Mr. Premsingh Sukhramsingh Charawande in f/o 2. Mr. Nikhil Badalsingh Sukede; Bearing no. 4223, Dated 09/10/2024.
- 8) Copy of Reg. Deed of Declaration executed by GPRN GROUP Regd. Partnership Firm Through its Partners 1. Mr. Gopalsingh Gajanansingh Shire, 3. Mr. Premsingh Jagansingh Chungde and 4. Mr. Premsingh Sukhramsingh Charawande Through POA for Sr. no. 1, 3 and 4 and Himself 2. Mr. Nikhil Badalsingh Sukede; Bearing no. 5193, Dated 22/12/2024.
- 9) Copy of Draft of Agreement to sale executed by GPRN GROUP Regd. Partnership Firm Through its Partners 1. Mr. Gopalsingh Gajanansingh Shire, 3. Mr. Premsingh Jagansingh Chungde and 4. Mr. Premsingh Sukhramsingh Charawande Through POA for Sr. no. 1, 3 and 4 and Himself 2. Mr. Nikhil Badalsingh Sukede in f/o Mr. Devidas Baban Chauvhan.
- 10) Copy of Tax receipt in the name of GPRN GROUP Regd. Partnership Firm Through its Partners 1. Mr. Gopalsingh Gajanansingh Shire, 2. Mr. Nikhil Badalsingh Sukede, 3. Mr. Premsingh Jagansingh Chungde and 4. Mr. Premsingh Sukhramsingh Charawande.
- 11) Copy of Latest 7/12 in the name of GPRN GROUP Regd. Partnership Firm Through its Partners 1. Mr. Gopalsingh Gajanansingh Shire, 2. Mr. Nikhil Badalsingh Sukede, 3. Mr. Premsingh Jagansingh Chungde and 4. Mr. Premsingh Sukhramsingh Charawande.

PART III: FLOW OF TITLE OF PROPERTY:

1. After perusal of the document provided by the applicant it reveals that, Agricultural land field **Survey No. 33/1, of Mauje Khadki Bu**, was in ownership and possession of Mr. Vasant Madanlal Khandelwal and others, who then converted the same into non-agricultural for residential purpose vide revenue case no. NAP-34/Khadki bu/06/1996-97, Dated 01/02/1998.
2. Thereafter it is directly observed that, Mr. Mohammad Hanif Vali Mohammad Hingori Thought POA Holder Mr. Habib Mohammad Khorkar and Mr. Lakhuappa Maraji Langote was in owner and possessor of the **Layout Plot no. 12 Total Area Adm 360.00 Sq. Mt. i.e 3873.60 Sq. Ft.** who then sold the same to Mr. Abdul Sattar Abdul Gani; Vide Reg. Sale Deed Bearing no. 3593, Dated 29/12/2006.
3. Thereafter Mr. Abdul Sattar Abdul Gani executed the Will Deed in f/o Smt. Amina Bi Abdul Gani; thereby express his will to transfer the right, title and ownership of the above said **Layout Plot no. 12 Total Area Adm 360.00 Sq. Mt. i.e 3873.60 Sq. Ft.** in the Mr. Smt. Amina Bi Abdul Gani, after his death; vide Reg. Will Deed Bearing no. 3008, Dated 04/07/2013. Latter on Mr. Abdul Sattar Abdul Gani died and name of the Smt. Amina Bi Abdul Gani mutated on the property card of the property vide Mutation Enty no. 23775, Dated 02/03/2019.
4. Thereafter Smt. Amina Bi Abdul Gani executed the Sale deed in f/o GPRN GROUP Regd. Partnership Firm Through its Partners 1. Mr. Gopalsingh Gajanansingh Shire, 2. Mr. Nikhil



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Badalsingh Sukede, 3. Mr. Premsingh Jagansingh Chungde and 4. Mr. Premsingh Sukhramsingh Charawande; thereby Sold out the **Layout Plot no. 12 Total Area Adm 360.00 Sq. Mt. i.e 3873.60 Sq. Ft.**; Vide Reg. Sale Deed bearing no. 6333, Dated 19/12/2023.

5. Thereafter GPRN GROUP Regd. Partnership Firm Through its Partners 1. Mr. Gopalsingh Gajanansingh Shire, 3. Mr. Premsingh Jagansingh Chungde and 4. Mr. Premsingh Sukhramsingh Charawande executed the Power of Attorney in f/o 2. Mr. Nikhil Badalsingh Sukede Thereby authorized to appear and sign the deed and documents in respect of the sale-transfer of the plots of field Survey/Gat no. 33/1, on his behalf; Vide Reg. Power of Attorney Bearing no. 4223, Dated 09/10/2024.
6. Thereafter GPRN GROUP Regd. Partnership Firm Through its Partners 1. Mr. Gopalsingh Gajanansingh Shire, 2. Mr. Nikhil Badalsingh Sukede, 3. Mr. Premsingh Jagansingh Chungde and 4. Mr. Premsingh Sukhramsingh Charawande Jointly applied for the Building permission and sanction map for the construction of residential Building on above said **Layout Plot no. 12 Total Area Adm 360.00 Sq. Mt. i.e 3873.60 Sq. Ft.**; thereby Akola Municipal Corporation approved the construction of multiple floor residential building consist multiple Flats, having different area and size; vide its Permit/Case no. DDMCO/RB/2024/APL/00527, Dated 16/12/2024.
7. Thereafter GPRN GROUP Regd. Partnership Firm Through its Partners 1. Mr. Gopalsingh Gajanansingh Shire, 3. Mr. Premsingh Jagansingh Chungde and 4. Mr. Premsingh Sukhramsingh Charawande Through POA for Sr. no. 1, 3 and 4 and Himself 2. Mr. Nikhil Badalsingh Sukede executed the Deed of Declaration; thereby declare the construction of building under the name and style "**SILVER STONE**", consists of multiple flats and unities thereon having different area and size; Vide Reg. Deed of Declaration Bearing no. 5193, Dated 22/12/2024.
8. At present GPRN GROUP Regd. Partnership Firm Through its Partners 1. Mr. Gopalsingh Gajanansingh Shire, 2. Mr. Nikhil Badalsingh Sukede, 3. Mr. Premsingh Jagansingh Chungde and 4. Mr. Premsingh Sukhramsingh Charawande are the Sole and absolute owner and possessor of the above said "**Flat No. 602**" Situated on "**Sixth Floor**", having **Carpet area 80.67 Sq. Mt. and Built-up Area Adm 96.65 Sq. Mt.** of the building "**SILVER STONE**" along with the **6.83% Undivided Share** in land constructed on plot no. 12 of Survey no. 33/1; Located at Mauje- Khadki Bu, Tq. And Dist. Akola; Who agreed to sale the same to **Mr. Devidas Baban Chauvhan**; as per the draft of Agreement to sale deed.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

GPRN GROUP Regd. Partnership Firm Through its Partners 1. Mr. Gopalsingh Gajanansingh Shire, 2. Mr. Nikhil Badalsingh Sukede, 3. Mr. Premsingh Jagansingh Chungde and 4. Mr. Premsingh Sukhramsingh Charawande has acquired and owns the said property by Vide Reg. Sale deed bearing no. 6333, Dated 19/12/2023.

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**



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- 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**
- 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: 11/06/2026

Search E-Challan No. **MH004275310202627U**

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. Devidas Baban Chauvhan** 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. Devidas Baban Chauvhan**.



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

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

- 1) Copy of NA and Layout Order passed by SDO Akola in Rev. Case no. NAP-34/Khadki bu/06/1996-97, Dated 01/02/1998.
- 2) Copy of building permission and sanction map issued by Akola Municipal Corporation vide its Permit/Case no. DDMCO/RB/2024/APL/00527, Dated 16/12/2024.
- 3) Copy of Reg. Sale Deed executed by Mr. Mohammad Hanif Vali Mohammad Hingori Thought POA Holder Mr. Habib Mohammad Khorkar and Mr. Lakhuappa Maraji Langote in f/o Mr. Abdul Sattar Abdul Gani; Bearing no. 3593, Dated 29/12/2006.
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- 7) Copy of Reg. Power of Attorney executed by GPRN GROUP Regd. Partnership Firm Through its Partners 1. Mr. Gopalsingh Gajanansingh Shire, 3. Mr. Premsingh Jagansingh Chungde and 4. Mr. Premsingh Sukhramsingh Charawande in f/o 2. Mr. Nikhil Badalsingh Sukede; Bearing no. 4223, Dated 09/10/2024.
- 8) Copy of Reg. Deed of Declaration executed by GPRN GROUP Regd. Partnership Firm Through its Partners 1. Mr. Gopalsingh Gajanansingh Shire, 3. Mr. Premsingh Jagansingh Chungde and 4. Mr. Premsingh Sukhramsingh Charawande Through POA for Sr. no. 1, 3 and 4 and Himself 2. Mr. Nikhil Badalsingh Sukede; Bearing no. 5193, Dated 22/12/2024.
- 9) Copy of Occupancy/Completion Certificate.
- 10) **Original Proposed** Reg. Sale Deed executed by GPRN GROUP Regd. Partnership Firm Through its Partners 1. Mr. Gopalsingh Gajanansingh Shire, 3. Mr. Premsingh Jagansingh Chungde and 4. Mr. Premsingh Sukhramsingh Charawande Through POA for Sr. no. 1, 3 and 4 and Himself 2. Mr. Nikhil Badalsingh Sukede in f/o Mr. Devidas Baban Chauvhan.
- 11) **Original** Possession Letter issued by GPRN GROUP Regd. Partnership in f/o Mr. Devidas Baban Chauvhan.
- 12) **Original/Digital** Tax receipt in the name of GPRN GROUP Regd. Partnership Firm Through its Partners 1. Mr. Gopalsingh Gajanansingh Shire, 2. Mr. Nikhil Badalsingh Sukede, 3. Mr. Premsingh Jagansingh Chungde and 4. Mr. Premsingh Sukhramsingh Charawande.
- 13) **Original/Digital** Latest 7/12 in the name of GPRN GROUP Regd. Partnership Firm Through its Partners 1. Mr. Gopalsingh Gajanansingh Shire, 2. Mr. Nikhil Badalsingh Sukede, 3. Mr. Premsingh Jagansingh Chungde and 4. Mr. Premsingh Sukhramsingh Charawande.
- 14) **Equitable Mortgage** executed by Borrower in f/o ICICI HFC LTD.

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

PART VI: REMARKS:-

1. This Project is kept in Abeyance, bank account of this project is frozen, and promoter is prohibited to execute agreement for sale/sale deed with buyers, till further compliances done by the promoter.

GAURAV SHIV
AJIRAO
DESHMUKH
Mr. Gaurav S. Deshmukh
(Advocate)

Digitally signed by
GAURAV SHIV AJIRAO
DESHMUKH
Date: 2026.06.15 15:26:21
+05'30'



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TITLE VERIFICATION AND SEARCH REPORT

Appl. No: 77000296434 & 77000296435

Date: 11/06/2026

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. Devidas Baban Chavan |
| 2. Name of the Property Owner/s: | GPRN GROUP Regd. Partnership Firm Through its
Partners 1. Mr. Gopalsingh Gajanansingh Shire, 2. Mr.
Nikhil Badalsingh Sukede, 3. Mr. Premsingh
Jagansingh Chungde and 4. Mr. Premsingh
Sukhramsingh Charawande. |

3. Description of the Property:
That the piece and parcel land situated within the jurisdiction of Akola Municipal Corporation situated at **Mauje- Khadki Bu**, Bearing field **Survey No. 33/1**, which is converted as Non Agriculture for Residential use, as per the order passed by SDO Akola, vide order passed in Rev. case no. NAP-34/Khadki bu/06/1996-97, Dated 01/02/1998 of which **Layout Plot no. 12 Total Area Adm 360.00 Sq. Mt. i.e 3873.60 Sq. Ft.**; Whereas Commercial/Residential building constructed thereon as per the Building permission and Sanction map issued by Akola Municipal, vide its Permit no. DDMCO/RB/2024/APL/00527, Dated 16/12/2024. under the name and style **"SILVER STONE"** Out of which **"Flat No. 602"** Situated on **"Sixth Floor"**, having **Carpet area 80.67 Sq. Mt. and Built-up Area Adm 96.65 Sq. Mt.** along with the **6.83% Undivided Share** in land; Located at Mauje- Khadki bu, Tq. And Dist. Akola.

Which is bounded as under:-
Towards East: Family Unit No. 601
Towards West: Side Margin Then L.P No. 11
Towards North: Front Side Margin Then 18 Mtr. DP Road
Towards South: Back Side Margin Then Land of Vasant Khandelwal

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-	NIL
2018-	NIL
2019-	NIL
2020-	NIL
2021-	NIL



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2022-	NIL
2023-	Reg. Sale Deed executed by Smt. Amina Bi Abdul Gani in f/o GPRN GROUP Regd. Partnership Firm Through its Partners 1. Mr. Gopalsingh Gajanansingh Shire, 2. Mr. Nikhil Badalsingh Sukede, 3. Mr. Premsingh Jagansingh Chungde and 4. Mr. Premsingh Sukhramsingh Charawande.; Bearing no. 6333, Dated 19/12/2023.
2024-	Reg. Deed of Declaration executed by GPRN GROUP Regd. Partnership Firm Through its Partners 1. Mr. Gopalsingh Gajanansingh Shire, 3. Mr. Premsingh Jagansingh Chungde and 4. Mr. Premsingh Sukhramsingh Charawande Through POA for Sr. no. 1, 3 and 4 and Himself 2. Mr. Nikhil Badalsingh Sukede; Bearing no. 5193, Dated 22/12/2024.
2025-	NIL
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. **MH004275310202627U**; **Dated 11/06/2026**; 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
SHIV
AJIRAO
DESHMUKH
Digitally signed
by GAURAV SHIV
AJIRAO
DESHMUKH
Date: 2026.06.15
15:26:44 +05'30'
Mr. Gaurav S. Deshmukh
Advocate