



Rahul R. Zawar

B.Com., D.L.L. & L.W., LL.B,
G.D. C. & A., P.G.D.H.R. & V.E.

Advocate & Notary,

98230 18888

Office – 401, Fourth Floor, Vishwakarma Sankul, Behind District Court, Near Govinda Rickshaw Stop, Jalgaon

LEGAL SCRUTINY REPORT

Application No.- 77000356886

Date: 19/09/2026

To,

ICICI Home Finance Company Ltd.

Branch Jalgaon

Dear Sir/ Madam,

Legal Scrutiny Report in respect of the file of **Rahul Murlidhar Devare**

PART I: PROPERTY DETAILS		
1	Name of the Applicant/Borrower/s	Rahul Murlidhar Devare
2	Name of the Co-Applicant/s: (if any)	Manasi Rahul Devare
3	Type of Loan:	Commercial LAP
4	Purpose of Loan:	-----
5	Name of the Property Owner/s:	Manasi Rahul Devare
6	Description of the Property (with Boundaries):	
	All piece and parcels of Shop No. 13 Built up admeasuring area 16.83 at Ground Floor of "P.K. Plaza" situated on CTS No. 1863 having total admeasuring area 719.10 Sq. Mtr. of Jalgaon, Tal. & Dist. Jalgaon.	
	The Property is bounded as :	
	East	Combined Passage
	West	Shop No. 12
	North	Shop No. 15
	South	Staircase
7	Nature / Status of the Property:	Freehold
8	Type of Property:	Shop

PART II: LIST OF DOCUMENTS SUBMITTED BEFORE ME/US FOR SCRUTINY AND LEGAL OPINION

Sr. No.	Date & Document No.	Name of Documents	Whether Original/ Photocopy / Certified
1.	18/08/2026 D. No. 6326	Sale Deed with R.R.	Photocopy
2.	24/08/2004 D. No. 2774	Sale Deed	Photocopy
3.	15/09/2026	CTS Extract	Photocopy

4.	23/01/2004	Commencement Certificate	Photocopy
5.	23/01/2004	Approved Plan	Photocopy
6.	05/06/2026	Class II Convert into Class I Order	Photocopy
7.	10/03/2012	No Dues Certificate issued by The Jalgaon people's Co-op. Bank Ltd.	Photocopy

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

A.	Property previously own by Premraj Dhundiram Kabre
B.	As per CTS Extract on dated 06/06/1995 Premraj Dhundiram Kabre Sold above property i.e. All piece and parcel of CTS No. 1863 admeasuring area 719.10 Sq. Mtr. of Jalgaon, Tal. & Dist. Jalgaon, for Consideration amount of Rs. 19,50,000/- to Jain Irrigation System Ltd. Through Director Ashok Bhawarlal Jain By Sale Deed No. 1820 on dated 30/05/1995
C.	As per CTS Extract on dated 21/12/1996 Jain Irrigation System Ltd. Through Director Ashok Bhawarlal Jain Sold above property i.e. All piece and parcel of CTS No. 1863 admeasuring area 719.10 Sq. Mtr. of Jalgaon, Tal. & Dist. Jalgaon, for Consideration amount of Rs. 32,50,000/- to Subhash Kalidas Pandit By Sale Deed No. 5189 on dated 11/12/1996
D.	As per CTS Extract on dated 04/11/1999 Subhash Kalidas Pandit with Consent of- 1. Shailash Subhash Pandit 2. Chayya Subhash Pandit Sold above property i.e. All piece and parcel of CTS No. 1863 admeasuring area 719.10 Sq. Mtr. of Jalgaon, Tal. & Dist. Jalgaon, for Consideration amount of Rs. 92,50,000/- to Hukumchand Chenarupchand Bhandari By Sale Deed No. 5168 on dated 07/09/1999
E.	As per CTS Extract on dated 06/04/2000 Hukumchand Chenarupchand Bhandari Sold above property i.e. All piece and parcel of CTS No. 1863 admeasuring area 719.10 Sq. Mtr. of Jalgaon, Tal. & Dist. Jalgaon, for Consideration amount of to M/S. Akash Enterprises Through Partner Gurmukhdas Mandanlal Jagwani By Sale Deed No. 8345 on dated 24/12/1999
F.	Thereafter, M/S. Akash Enterprises Obtain Commencement Certificate and approved plan from Municipal Corporation, Jalgaon regarding above property on dated 23/01/2004.
G.	As per CTS Extract on dated 25/05/2004 M/S. Akash Enterprises Through Partner Gurmukhdas Mandanlal Jagwani Mortgaged above property i.e. All piece and parcel of CTS No. 1863 admeasuring area 719.10 Sq. Mtr. of Jalgaon, Tal. & Dist. Jalgaon, for Loan amount of Rs. 1,75,00,000/- to The Jalgaon people's Co-op. Bank Ltd. By Mortgage Deed No. 485 on dated 31/02/2004

H.	As per CTS Extract on dated 19/11/2005 M/S. Akash Enterprises Through Partner Gurmukhdas Mandanlal Jagwani With Consent of- Khubchand Premchand Sahitya Sold above property i.e. All piece and parcels of Shop No. 13 Built up admeasuring area 16.83 at Ground Floor of "P.K. Plaza" situated on CTS No. 1863 having total admeasuring area 719.10 Sq. Mtr. of Jalgaon, Tal. & Dist. Jalgaon, for Consideration amount of Rs. 5,00,000/- to Mohanlal Jamnadas Madhavani By Sale Deed No. 2774 on dated 24/08/2004
I.	As per No Dues Certificate on dated 10/03/2012 M/S. Akash Enterprises Through Partner Gurmukhdas Mandanlal Jagwani Released above property i.e. All piece and parcel of CTS No. 1863 admeasuring area 719.10 Sq. Mtr. of Jalgaon, Tal. & Dist. Jalgaon, by re-payment Loan amount of Rs. 1,75,00,000/- to The Jalgaon people's Co-op. Bank Ltd.
J.	As per CTS Extract on dated 18/04/2023 Mohanlal Jamnadas Madhavani Died on dated 29/07/2010 therefore, their legal heirs became the owner of above property as follows : 1. Vimala Mohanlal Madhavani 2. Mohit Mohanlal Madhavani 3. Nikita Mohanlal Madhavani
K.	As per Online Record 1. Vimala Mohanlal Madhavani 2. Mohit Mohanlal Madhavani 3. Nikita Mohanlal Madhavani Made & Register Agreement to Sale above property i.e. All piece and parcels of Shop No. 13 Built up admeasuring area 16.83 at Ground Floor of "P.K. Plaza" situated on CTS No. 1863 having total admeasuring area 719.10 Sq. Mtr. of Jalgaon, Tal. & Dist. Jalgaon, for Consideration amount of Rs. 16,00,000/- to Manasi Rahul Devare By Agreement to Sale No. 4090 on dated 11/07/2023
L.	As per Sale Deed 1. Vimala Mohanlal Madhavani 2. Mohit Mohanlal Madhavani 3. Nikita Mohanlal Madhavani Sold above property i.e. All piece and parcels of Shop No. 13 Built up admeasuring area 16.83 at Ground Floor of "P.K. Plaza" situated on CTS No. 1863 having total admeasuring area 719.10 Sq. Mtr. of Jalgaon, Tal. & Dist. Jalgaon, for Consideration amount of Rs. 16,00,000/- to Manasi Rahul Devare By Sale Deed No. 6326 on dated 18/08/2026
M.	As per CTS Extract on dated 24/07/2026 Above property i.e. All piece and parcel of CTS No. 1863 admeasuring area 719.10 Sq. Mtr. of Jalgaon, Tal. & Dist. Jalgaon is converted Bhogvata Varg- B into Bhogvata Varg- A. As per order of Hon'ble Sub-Divisional Officer Jalgaon, by an Order No. Jamin/Kavi/J. No.102/2026 on dated 05/06/2026
N.	As per Report from CERSAI, above property is not registered in the Central Registry of Securitization Asset Reconstruction and Security Interest of India.

PART IV: EVIDENCE OF THE TITLE OF THE PROPERTY.

Sale Deed executed by 1. Vimala Mohanlal Madhavani 2. Mohit Mohanlal Madhavani 3. Nikita Mohanlal Madhavani in favor of Manasi Rahul Devare

PART V: OTHER PROVISIONS:			
Serial	Other Provisions	Yes/ No	Remarks, If necessary
5.1	Whether provisions of urban land ceiling act are applicable?	NO	Nil
5.2	Whether any property/ies intend to be given as security is subject to any minor's claim/share?	NO	Nil
5.3	Whether the property is affected by any revenue and tenancy regulations; if yes then to what extent?	NO	Nil
5.4	Whether the user land has been converted into Non-Agricultural for Residential use by the order of the competent Authority?	YES	Nil
5.5	Whether up to date tax/land revenue has been paid in respect of the property?	YES	Nil
5.6	Whether all original documents for last 13/30 years have been scrutinized; if not give reasons?	YES	Nil
5.7	Whether required documents are available for creating mortgage?	YES	Nil
5.8	Whether all the previous owners of the property had the right and competency to transfer the property?	YES	Nil
5.9	Whether the proposed mortgage by deposit of title deeds is possible?	YES	Nil
5.10	What is the tenure of the land; if it is leased? _____ years (remaining period)	N/A	Nil
5.11	Whether the land is Adivasi (tribal) land?	NO	Nil
5.12	Whether the land /property are joint family property?	NO	Nil
5.13	Whether SARFAESI Act applicable?	YES	Nil
5.14	Is land/property/flat being subject to any reservations /acquisitions/requisitions?	NO	Nil
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	Nil
5.16	Whether the said POA holder has/had authority to sell the property under POA?	N/A	Nil
5.17	Whether POA as recorded in 5.15 is registered?	N/A	Nil
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	Nil
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	Nil
5.20	Whether Search Report is obtained and submitted?	YES	Nil
	Search Report Details: - Search Conducted Years : 2014-2026 (13 YEARS) Name of the Advocate / Searcher : ADV. RAHUL ZAWAR Search Report Date : 19/09/2026 Note : NIL		
5.21	Whether EC is obtained? _____	N/A	Nil
	EC Details: - No. of Years EC Obtained: Any Encumbrance to Specify: EC Applied by	N/A	Nil

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 registered/equitable mortgage and the documents of title referred to above are perfect evidence of the title and that if the said registered/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 the title of the intending borrower **Manasi Rahul Devare**

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co borrower **Manasi Rahul Devare** The following original documents to be collected by ICICI HFC for creation of registered/equitable mortgage of the said property:

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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 Documents	Whether Original/ Photocopy
1.	18/08/2026 D. No. 6326	Sale Deed with R.R.	Original
2.	11/07/2023 D. No. 4090	Agreement to Sale with R.R.	Original
3.	24/08/2004 D. No. 2774	Sale Deed with R.R.	Original
4.	15/09/2026	CTS Extract	Digital
5.	-----	Fresh CTS Extract in which contain in the name of Manasi Rahul Devare	Digital
6.	-----	CTS Map	Photocopy
7.	23/01/2004	Commencement Certificate	Photocopy
8.	23/01/2004	Approved Plan	Photocopy
9.	05/06/2026	Class II to Class I Order	Photocopy
10.	10/03/2012	No Dues Certificate issued by The Jalgaon people's Co-op. Bank Ltd. regarding above property.	Photocopy
11.	-----	Re-conveyance Deed executed by The Jalgaon people's Co-op. Bank Ltd. regarding above property.	Photocopy

Following documents are required post disbursal :

NIL

REMARKS (if any):

NIL

Hence this report.

**RAHUL
RADHESHYA
M ZAWAR**
**Rahul R. Zawar
Advocate & Notary**

Digitally signed by
RAHUL RADHESHYAM
ZAWAR
Date: 2026.09.19
15:50:06 +05'30'