

PRAVIN D SANGVIKAR
ADVOCATE

"SAMADHAN", N-7, R-28, H-
 15/28, MHADA, H.I.G., CIDCO
 AURANGABAD.

MOBILE NO. 9890337164

LEGAL SCRUTINY REPORT

LAN No:

Date: 30.09.2026

To
The Credit Manager
ICICI HFC Ltd.
Aurangabad.

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of Shri Kailash Punamchand Dhanawat and Smt Bharti Kailash Dhanawat
Application No. 77000363814

PART I: PROPERTY DETAILS:

- 1. Name of the Applicant/Borrower/s: Shri Kailash Punamchand Dhanawat**
- 2. Name of the Co-applicant/s: (if any): Smt Bharti Kailash Dhanawat**
- 3. Type of Loan: HL**
- 4. Purpose of Loan: Plot Purchase**
- 5. Name of the Property Owner/s: Shri Babusing Deochand Chungade, Shri Vilas Eknath Gore, Shri Yogesh Manikrao Ladhe, Shri Anil Bhujangrao Sonawane**
- 6. Description of the Property (with Boundaries):**
 All that piece and parcel of **Plot No. 39**, admeasuring 86.915 Square Meters in the project named 'Ayodhyanagar-2', on Gat No. 224 Paiki, Village Ghanegaon, Taluka Gangapur District Chhatrapati Sambhajinagar bounded as under:
 East: Plot No 40 & 41
 West: 6.00-meter Road
 South: Plot No 38
 North: Plot No 04 & 03
- 7. Nature / Status of the Property: Residential**
- 8. Type of Property: Free Hold**

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

- 1. Copy of 7/12 extract for Gut No 224 in the name of Shri Babusing Deochand Chungade, Shri Vilas Eknath Gore, Shri Yogesh Manikrao Ladhe, Shri Anil Bhujangrao Sonawane**

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2. Copy of Registered Sale Deed No. GGP-848-2025 dated 03/02/2025 executed by Shri Jaspalsing Santsing Granthiin favor of Shri Yogesh Manikrao Ladhe & Ors
3. Copy of Tentative Layout Approval issued by MIDC in the name of Shri Babusing Deochand Chungade & Ors dated 19/06/2025
4. Copy of Final Layout Approval issued by MIDC in the name of Shri Babusing Deochand Chungade & Ors dated 23/06/2025
5. Copy of NOC for Sale issued by MIDC in favor of Shri Babusing Deochand Chungade & Ors dated 23/06/2025
6. Copy of Non-Agricultural Sanad passed by Tahsildar Gangapur in favor of Shri Babusing Deochand Chungade & Ors dated 07/08/2025
7. Draft copy of Issarpavati executed by Shri Babusing Deochand Chungade, Shri Vilas Eknath Gore, Shri Yogesh Manikrao Ladhe, Shri Anil Bhujangrao Sonawane in favor of Shri Kailash Punamchand Dhanawat and Smt Bharti Kailash Dhanawat dated 24.09.2026

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

1. That, the history of the ownership of the said larger land traces back to a period prior to the year 1996, wherein the primary revenue records established that Mr. Ankush Baburao Kalwane held ownership over 1 Acre of land, alongside Mr. Ramdas Shankar Kalwane who held 11 Acres 32 Gunthe of land situated within Gut No. 224. In order to expand his consolidated holdings, Mr. Ankush Baburao Kalwane purchased an additional extent of 1 Hectare 60 Are. By a Registered Sale Deed bearing No. 4150/2002 dated 21/10/2002, executed between the respective vendors and Mr. Ankush Baburao Kalwane, the said property was legitimately transferred into his possession and ownership. **(Ref: Registered Sale Deed, 21/10/2002, Registration No. 4150/2002, Sub-Registrar).**
2. That, thereafter, acting upon further acquisition intents, Mr. Ankush Baburao Kalwane purchased an additional adjacent parcel admeasuring 0 Hectare 45 Are. By a Registered Sale Deed bearing No. 3640/2006 dated 16/08/2006, executed in favour of Mr. Ankush Baburao Kalwane, this subsequent transfer was fully formalised. Consequently, his total legal holding ascended to 2 Hectares 45 Are, which was duly mutated into the revenue ledgers by virtue of Mutation Entry No. 1044 dated 10/11/2006. **(Ref: Registered Sale Deed, 16/08/2006, Registration No. 3640/2006, Sub-Registrar).**
3. That, the property subsequently underwent a familial division. By a Deed of Partition, Mr. Ankush Baburao Kalwane lawfully allotted an area admeasuring 0

Hectare 60 Are unto his wife, Mrs. Mina Ankush Kalwane. This familial devolution was rigorously documented and sanctioned into the revenue framework by a Mutation Entry bearing No. 1351 dated 06/01/2014, rendering the respective shares delineated and absolute. **(Ref: Revenue Mutation Record, 06/01/2014, Authority Revenue Department).**

4. That, subsequently, seeking to alienate a portion of his absolute holding, Mr. Ankush Baburao Kalwane agreed to sell an extent of 0 Hectare 40 Are. By a Registered Sale Deed bearing No. 1897/2018 dated 28/03/2018, executed between Mr. Ankush Baburao Kalwane along with Mr. Ashok Shivram Bhosale and the purchasers Mr. Ganesh Dhulji Mehta and Mr. Vinod Khandu Vadhekar, the specified area was sold for a total consideration of INR 9,28,000 (Rupees Nine Lakh Twenty-Eight Thousand Only). However, later in the same year, the purchasers elected to convey the property back to the original vendors. By a Registered Sale Deed bearing No. 6447/2018 dated 01/11/2018, executed between Mr. Ganesh Dhulji Mehta and Mr. Vinod Khandu Vadhekar in favour of Mr. Ankush Baburao Kalwane and Mr. Ashok Shivram Bhosale, the identical 0 Hectare 40 Are was re-purchased for a total consideration of INR 10,00,000 (Rupees Ten Lakh Only). **(Ref: Registered Sale Deeds, 28/03/2018 and 01/11/2018, Registration Nos. 1897/2018 and 6447/2018, Sub-Registrar).**
5. That, progressing chronologically, Mr. Ankush Baburao Kalwane further alienated an area of 1 Hectare 00 Are from his consolidated estate. By a Registered Sale Deed bearing No. 5902/2021 dated 27/09/2021, executed between Mr. Ankush Baburao Kalwane and Mr. Jaspalsing Santsing Granthi, the property was conveyed absolutely, leading to the certification of Mutation Entry No. 1863 dated 10/12/2021. Further completing this transfer mechanism, by a Registered Sale Deed bearing No. 4089/2022 dated 03/10/2022, executed between Mr. Ankush Baburao Kalwane along with Mr. Ashok Shivram Bhosale and Mr. Jaspalsing Santsing Granthi, the residual joint share of 0 Hectare 40 Are was also sold. This transaction fortified Mr. Jaspalsing Santsing Granthi's absolute title over 1 Hectare 40 Are, recorded lawfully via Mutation Entry No. 1941 dated 26/12/2022. **(Ref: Registered Sale Deeds, 27/09/2021 and 03/10/2022, Registration Nos. 5902/2021 and 4089/2022, Sub-Registrar).**
6. That, the present epoch of title commences when Mr. Jaspalsing Santsing Granthi elected to sell a precise area of 0 Hectare 40 Are (equivalent to 4000

Square Meters) to the current owners. By a Registered Sale Deed bearing No. GGP-848-2025 dated 03/02/2025, executed between Shri Jaspalsing Santsing Granthi and the purchasers Shri Yogesh Manikrao Ladhe, Shri Vilas Eknath Gore, Shri Anil Bhujangrao Sonawane, and Shri Babusing Devchand Chungade, the property was unconditionally transferred in perpetuity. The transaction was fulfilled for an agreed consideration of INR 10,35,000 (Rupees Ten Lakh Thirty-Five Thousand Only). This acquisition was subsequently recorded in the revenue records via Mutation Entry No. 2183 dated 19/03/2025, firmly installing the purchasers as the absolute joint owners. **(Ref: Registered Sale Deed, 03/02/2025, Registration No. GGP-848-2025, Sub-Registrar Gangapur).**

7. That, the Present Owners subsequently initiated rigorous structural and statutory developmental activities. They successfully acquired a Final Layout Approval issued by the Maharashtra Industrial Development Corporation. Following the layout sanction, by a Non-Agricultural Sanad bearing No. 2025/Jama-1/Non-Agricultural/Kavi-940 dated 07/08/2025, executed by the Tahsildar Gangapur, an area of 4900 Square Meters was converted for residential usage, classifying the owners as Class-1 Occupants.
8. That, Shri Kailash Punamchand Dhanawat and Smt Bharti Kailash Dhanawat want to purchase Plot No. 39, admeasuring 86.915 Square Meters in the project named 'Ayodhyanagar-2' from Shri Babusing Deochand Chungade, Shri Vilas Eknath Gore, Shri Yogesh Manikrao Ladhe, Shri Anil Bhujangrao Sonawane but register Sale Deed is yet to be executed.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

PART V: OTHER PROVISIONS:

- 5.1 Whether provisions of urban land ceiling act are applicable? **NA**
- 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? **Not Produce before me**
- 5.6 Whether all original documents for last 13/30 years have been scrutinized; if not give reasons? **Yes 13 Years**

- 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? **NA** (remaining period)
- 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, it is applicable**
- 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? **NA**
- 5.16 Whether the said POA holder has/had authority to sell the property under POA? **NA**
- 5.17 Whether POA as recorded in 5.15 is registered? **NA**
- 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 **NA**
- 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 **NA**
- 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. Pravin D. Sangvikar**
 Search Report Date: **30.09.2026**
 Note:
- 5.21 Whether EC is obtained? **Yes**
 EC Details: **No**
 No. of Years EC Obtained:
 Any Encumbrance to Specify: **No**
 EC Applied by:

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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 that Mr./Ms **Shri Babusing Deochand Chungade, Shri Vilas Eknath Gore, Shri Yogesh Manikrao Ladhe, Shri Anil Bhujangrao Sonawane** as has/would derive a valid, clear, marketable and 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 / Co borrower Mr./Ms. **Shri Kailash Punamchand Dhanawat and Smt Bharti Kailash Dhanawat** as the following original documents to be collected by ICICI HFC for creation of registered/equitable mortgage of the said property: -

The following documents needs to be submitted prior to disbursal of loan/at the time of disbursement of the loan: -

1. Draft copy of Issarpavati executed by Shri Babusing Deochand Chungade, Shri Vilas Eknath Gore, Shri Yogesh Manikrao Ladhe, Shri Anil Bhujangrao Sonawane in favor of Shri Kailash Punamchand Dhanawat and Smt Bharti Kailash Dhanawat dated 24.09.2026

Following document are required for post disbursal

1. Original Register Sale Deed to be executed by Shri Babusing Deochand Chungade, Shri Vilas Eknath Gore, Shri Yogesh Manikrao Ladhe, Shri Anil Bhujangrao Sonawane in favor of Shri Kailash Punamchand Dhanawat and Smt Bharti Kailash Dhanawat

PRAVIN
DILIPRAO
SANGVIKAR

Digitally signed by PRAVIN
 DILIPRAO SANGVIKAR
 Issued by SignX
 sub-CA for Class 3 Individual 2022

Adv. Pravin D. Sangvikar

Note: - (It is presumed that documents and information submitted is genuine and present report is prepared as per the best of our know ledge, ability and on the basis of documents submitted and instructions given to us and record on the IGR website, if any loss suffered due to unavailable entries and corrupted files in the computer system/website of igrmaharashtra.gov.in, We should not be held responsible.

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We do not claim any authenticity of the information which is out of our reach or kept deliberately out of our reach or the authenticity of the record, except Person/Bank/Financial Institution etc demanding no Person/Bank/Financial Institution etc including Person/Bank/Financial Institution etc claiming through it can claim the opinion.

It is exclusively prepared for the Person/Bank/Financial Institution etc demanding herein. In the process of legal verification of documents, we have relied upon the veracity of contents of documents and have assumed the identity and signatures of the parties, Govt. officers/officials to deeds, documents etc as authentic. All the documents are returned herewith without keeping copies of it,

if any further clarification is required, Please Check and Confirm the Sanction Plan of Building Floor and Completion if there is any Duplication found in both Sanction Plan of Building Floor and Completion, I am not liable for the same.

**PRAVIN
DILIPRAO
SANGVIKAR**

Digitally signed by PRAVIN
DILIPRAO SANGVIKAR
Issued by SignX
sub-CA for Class 3 Individual 2022

Adv. Pravin D. Sangvikar