
Santosh Nagar, Agashe Gurukul, Malkapur, Akola. 444 004.E-mail ID : sanjeevbochare@gmail.com

LEGAL SCRUTINY REPORT**Appl. No. 77000365837****Date : 28/09/2026**

To
The Manager,
ICICI Home Finance Co. Ltd.,
Br. Akola Tq. Dist. Akola

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of : **Satish Ramdas Pawar.****PART I: PROPERTY DETAILS:**

- 1** **Name of the Applicant/Borrower/s : Satish Ramdas Pawar.**
- 2** **Name of the Co-applicant/s (if any): Rekha Ramdas Pawar.**
- 3** **Type of Loan : LAP**
- 4** **Name of the Property Owner/s : Mrs. Rekha Ramdas Pawar.**

5 **Description of the Property (with Boundaries):**

All That Piece & Parcel of Plot No. 7 (as per 7/12 extract 227/3/7) measuring about 180Sq.mtrs. out of Gat No. 227/3 of mauje Malvihir, converted to N.A. as per order of Tahsildar Buldhana Vide R. C. No. NAP-34/Malvihir/25/1988-89 of Dt. 24/05/1989, situated within the limit of G. P. Malvihir Tq. & Dist. Buldhana which is bounded by :-

East : Road **West** : Another Layout
North : Plot No. 6 **South** : Plot No. 8

- 7** **Nature / Status of the Property : Free Hold**
- 8** **Type of Property : Residential**

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

1. Xerox Copy of Regd. Sale Deed Sr. No. 3660 of Dt. 13/05/2025.
2. Xerox Copy of Regd. Sale Deed Sr. No. 1420 of Dt. 08/03/2016.
3. Xerox Copy of Regd. Sale Deed Sr. No. 6255 of Dt. 05/12/2014.
4. Xerox Copy of Revenue Record i.e. 7/12 extract
5. Xerox Copy of NA order of Tahsildar Buldhana Vide R. C. No. NAP-34/Malvihir/25/1988-89 of Dt. 24/05/1989.
6. Xerox Copy of construction permission with sanctioned plan by G. P. Malvihir of Dt. 26/06/2025.
7. Xerox Copy of Tax Payment Receipt

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

Perusal of documents, revenue records and title deeds reflects that initially an agricultural land measuring about 3600Sq.mtrs. out of Gat No. 227 of mauje Malvihir, Tq. & Dist. Buldhana was owned by Mr. Bhanudas Shamrao Ratnaparkhi & thirteen others jointly who then got it converted into residential use as per order of Tahsildar Buldhana Vide R. C. No. NAP-34/Malvihir/25/1988-89 of Dt. 24/05/1989.

Thereafter there was mutual partition amongst Mr. Bhanudas Shamrao Ratnaparkhi & thirteen others jointly, wherein out of the said layout Plot No. 7 measuring about 180Sq.mtrs. was owned by Mr. Gajanan Krishnarao Kulkarni. There is mutation entry to that effect vide entry No. 1048 of Dt. 16/09/1993

Then Gajanan Krishnarao Kulkarni sold out that Plot No. 7 measuring about 180Sq.mtrs. to Mr. Vinod Ramchandra Barate & Mr. Jairam Prabhakar Bari Vide Regd. Sale Deed Sr. No. 6255 of Dt. 05/12/2014.

Then Mr. Vinod Ramchandra Barate & Mr. Jairam Prabhakar Bari jointly sold out that Plot No. 7 measuring about 180Sq.mtrs. to Mr. Prabhakar Purnaji Dukare Vide Regd. Sale Deed Sr. No. 1420 of Dt. 08/03/2016.

Thereafter Mr. Prabhakar Purnaji Dukare sold out that Plot No. 7 measuring about 180.00Sq.mtrs. to Mrs. Rekha Ramdas Pawar Vide Regd. Sale Deed Sr. No. 3660 of Dt. 13/05/2025.

That Rekha Ramdas Pawar constructed House on that Plot No. 7 as per construction permission with sanctioned plan by G. P. Malvihi of Dt. 26/06/2025

Perusal of the documents shows that presently title of the subject matter of property is without any charge and encumbrance and is marketable.

PART IV : EVIDENCE OF THE TITLE OF PROPERTY:

As per List stated in Part-II stated above.

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 13/30 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? **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 land owner in favour of the loan applicant? **NO.**
- 5.16 Whether the said POA holder has/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 Search Report is obtained and submitted? **Yes**
Search Report Details: -
Search Conducted Years: **13 Years**
Name of the Advocate / Searcher: : **Adv S. R. Bochare**
Search Report Date : 28/09/2026 Note: Receipt No. MH011012032202627U
- 5.21 Whether EC is obtained?
EC Details: -
No. of Years EC Obtained:
Any Encumbrance to Specify:
EC Applied by:

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. Satish Ramdas Pawar** 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. Satish Ramdas Pawar**

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

- 1 Original Regd. Sale Deed Sr. No. 3660 of Dt. 13/05/2025.
- 2 Original Regd. Sale Deed Sr. No. 1420 of Dt. 08/03/2016.
- 3 Original Regd. Sale Deed Sr. No. 6255 of Dt. 05/12/2014.
- 4 True Copy of Revenue Record i.e. 7/12 extract
- 5 Xerox Copy of NA order of Tahsildar Buldhana Vide R. C. No. NAP-34/Malvihir/25/1988-89 of Dt. 24/05/1989.
- 6 Xerox Copy of construction permission with sanctioned plan by G. P. Malvihir of Dt. 26/06/2025.
- 7 Original Tax Payment Receipt

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

Original Regd. NOI executed by Mr. Satish Ramdas Pawar

REMARKS (if any): - NIL

Yours Faithfully,

Sanjeev
Ramdas
Bochare

Digitally signed
by Sanjeev
Ramdas Bochare
Date: 2026.09.29
21:18:36 +05'30'

Adv. Sanjeev R. Bochare