



SACHIN P. SUDAME
ADVOCATE

OFFICE: Row House No. 85, Kasliwal Marvel (West), Beed Bypass Road, Satara
Parisar, Chatrapati Sambhaji Nagar

MOB- 9371791119, advsacchin@gmail.com

Date: 23/09/2026

LEGAL SCRUTINY REPORT

To,
The Branch Manager
ICICI HFC Ltd.
Branch-Aurangabad

Dear sir/madam,

Legal Scrutiny Report in respect of the file of Mayuri Ramesh Tupe

Application No. : 77000359686

PART I : PROPERTY DETAILS:

1. Name of the Applicant/Borrower/s : Mayuri Ramesh Tupe

2. Name of the Co-applicant/s : Rambhu Gopala Tupe

3. Type of Loan : Resale Purchase

4. Purpose of Loan : Resale Purchase

Name of the property owner : Aaryan Yogesh Tupe

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5. Description of the Property (with Boundaries):

All the piece and parcel of the Plot No. 16, area admeasuring 141.914 square meter, Renukamata Park, forming part of Gut No. 76, situated at Mauje Sharnapur, Tq. & Dist. Chhatrapati Sambhajnagar, bounded as under:

East : Part of Gut No. 76

West : 9.00 meter wide road

South : Plot No. 17

North : Plot No. 15

6. Nature/Status of the Property : Residential

7. Type of Property : Freehold property

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 of Gut No. 76.
- 2) Copy of registered Relinquishment Deed vide daybook serial No. AGG-3/4465/2015 dated 21/11/2015.
- 3) Copy of registered Sale Deed vide daybook serial No. AGG-3/2900/2018 dated 22/05/2018.
- 4) Copy of approved Final Demarcation of land and Sub-division layout plan vide its order No. AMRDA/LF/2025/APL/00621 dated 04/09/2025.
- 5) Copy of registered General Power of Attorney vide daybook serial No. 9929/2025 dated 10/10/2025.
- 6) Copy of registered Sale Deed vide daybook serial No. CSN-6/3411/2026 dated 24/03/2026.
- 7) Draft copy of Sale Deed.

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

1) It is seen from record that, the land area admeasuring 1 Hectar 61.88 R, forming part of Gut No. 76, situated at Mauje Sharnapur, Tq. & Dist. Chhatrapati Sambhajnagar was originally owned and possessed by Mr. Bandu Baburao Jadhav since before the year 1985.

2) It is seen from the record that, Mr. Bandu Baburao Jadhav sold and transferred the land to the extent of 4 Acre, forming part of Gut No. 76, situated at Mauje Sharnapur, Tq. & Dist. Chhatrapati Sambhajnagar in favor Pushpabai Sajanraj Mutha by way of registered Sale Deed vide daybook serial No. 1297/1985 dated 08/03/1985. That, the Revenue authority mutated her name in 7/12 extract as the owner of the said land vide Mutation entry No. 288.

3) It is seen from the record that, Mr. Bandu Baburao Jadhav sold and transferred the land to the extent of 4 Acre, forming part of Gut No. 76, situated at Mauje Sharnapur, Tq. & Dist. Chhatrapati Sambhajnagar in favor Mr. Indarchand Sajanraj Mutha, Mr. Premchand Sajanraj Mutha and Mr. Rajesh Sajanraj Mutha by way of registered Sale Deed vide daybook serial No. 3946/1991 dated 12/04/1991. That, the Revenue authority mutated their names in 7/12 extract as the owners of the said land vide Mutation entry No. 435.

4) It is seen from record that, Pushpabai Sajanraj Mutha, Mr. Indarchand Sajanraj Mutha, Mr. Premchand Sajanraj Mutha and Mr. Rajesh Sajanraj Mutha sold and transferred the land to the extent of 2 Hectar 29 R, forming part of Gut No. 76, situated at Mauje Sharnapur, Tq. & Dist. Chhatrapati Sambhajnagar in favor of Mr. Mahavir Sohanraj Chajed by way of registered Sale Deed vide daybook serial No. 607/1997 dated 17/07/1997. That, the Revenue authority mutated his name in 7/12 extract as the owner of the said land vide Mutation entry No. 637.

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5) It is seen from record that, after the demise of Pramila Harakchand Chajed the names of her legal heirs namely Nilesh Harakchand Chajed, Seema Laxmikant Sethiya, Kamlesh Harakchand Chajed and Sarika Nilesh Parakh were mutated in 7/12 extract as the owners of their respective share in the above said land forming part of Gut No. 76, situated at Mauje Sharnapur, Tq. & Dist. Chhatrapati Sambhajnagar by the Revenue authority vide Mutation entry No. 2216.

6) It is seen from record that, Seema Laxmikant Sethiya, Kamlesh Harakchand Chajed and Sarika Nilesh Parakh relinquished their ownership rights over the above said land to the extent of their respective share in favor of Nilesh Harakchand Chajed by way of registered Relinquishment Deed vide daybook serial No. AGG-3/4465/2015 dated 21/11/2015.

7) It is seen from record that, Mr. Nilesh Harakchand Chajed sold and transferred the land area admeasuring 45.8 R, forming part of Gut No. 76, situated at Mauje Sharnapur, Tq. & Dist. Chhatrapati Sambhajnagar in favor of Mr. Pritesh Mahavir Chajed by way of registered Sale Deed vide daybook serial No. AGG-3/2900/2018 dated 22/05/2018.

8) It appears from record that, the land area admeasuring 2 Hecter 32.14 R, forming part of Gut No. 76, situated at Mauje Sharnapur, Tq. & Dist. Chhatrapati Sambhajnagar was owned and possessed by Mr. Pritesh Mahavir Chajed, Mr. Paresh Kesharchand Chajed, Mr. Mahavir Sohanraj Chajed, Mr. Kesharchand Sohanraj Chajed, Mr. Rushabh Mohanraj Chajed, Mr. Mohanraj Sohanraj Chajed and Mr. Sampatraj Sohanraj Chajed.

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9) It is seen from record that, the above said land forming part of Gut No. 76, situated at Mauje Sharnapur, Tq. & Dist. Chhatrapati Sambhajnagar was converted into Non-Agricultural land u/s 42-A of the Maharashtra Land Revenue Code, 1966 by the authority Upper Tahasil Office, Chhatrapati Sambhajnagar vide its NA order No. Ja Kra 2025/Akrushik/Pari Ba/CR-97 dated 13/06/2025.

10) It is seen from record that, the Chhatrapati Sambhajnagar Metropolitan Regional Authority approved the Final Demarcation of land and Sub-division layout plan over the said land forming part of Gut No. 76, situated at Mauje Sharnapur, Tq. & Dist. Chhatrapati Sambhajnagar vide its order No. AMRDA/LF/2025/APL/00621 dated 04/09/2025 and accordingly the owners demarcated various plots over the said land.

11) It is seen from record that, Mr. Pritesh Mahavir Chajed, Mr. Paresh Kesharchand Chajed, Mr. Mahavir Sohanraj Chajed, Mr. Kesharchand Sohanraj Chajed, Mr. Rushabh Mohanraj Chajde, Mr. Mohanraj Sohanraj Chajed and Mr. Sampatraj Sohanraj Chajed executed a registered General Power of Attorney vide daybook serial No. 9929/2025 dated 10/10/2025 in favor of Mr. Deepak Subhash Sharma in respect of the above said land.

12) It is seen from record that, Mr. Pritesh Mahavir Chajed, Mr. Paresh Kesharchand Chajed, Mr. Mahavir Sohanraj Chajed, Mr. Kesharchand Sohanraj Chajed, Mr. Rushabh Mohanraj Chajde, Mr. Mohanraj Sohanraj Chajed and Mr. Sapmatraj Sohanraj Chajed through their GPA Mr. Deepak Subhash Sharma sold and tranefered the Plot No. 15, 16, 17, 49, 50 & 51, total area admeasuring 1038.235 square meter, Renukamata Park, forming part of Gut No. 76, situated at Mauje Sharnapur, Tq. & Dist. Chhatrapati Sambhajnagar in favor of Mr. Aaryan Yogesh Tupe by way of registered Sale Deed vide daybook serial No. CSN-6/3411/2026 dated 24/03/2026.

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13) It is seen from record that, Mr. Aaryan Yogesh Tupe is willing to sell the Plot No. 16, area admeasuring 141.914 square meter, Renukamata Park, forming part of Gut No. 76, situated at Mauje Sharnapur, Tq. & Dist. Chhatrapati Sambhajnagar in favor of intending Borrowers Mayuri Ramesh Tupe and Ramesh Gopalrao Tupe.

14) From the above it can be inferred that, Mr. Aaryan Yogesh Tupe is the owner of the above said property and are legally possessing the said property being the owner of the property.

PART IV : EVIDENCE OF THE TITLE OF PROPERTY:

As above

PART V : OTHER PROVISIONS :

5.1 Whether provisions of urban land ceiling act are applicable?

Not applicable

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?

(Property tax receipt not provided)

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5.6 Whether all original documents for last 13/30 years have been scrutinized;
if not give reasons?

No (Original documents not provided)

5.7 Whether required documents are available for creating mortgage?

No

5.8 Whether all the previous owners of the property had the right and competency
to transfer the property?

No

5.9 Whether the proposed mortgage by deposit of title deeds is possible?

No

5.10 What is the tenure of the land; is it is leased?

Freehold property

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 favor of the loan applicant?

Yes

5.16 Whether the said POA holder has/had authority to sell the property under
POA?

Yes

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5.17 Whether POA as recorded in 5.15 is registered?

Yes

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 the permission/NOC is required and list all permission/No objection required

Not applicable

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

Not applicable

5.20 Whether Search Report is obtained and submitted?

Yes

5.21 Whether EC is obtained?

No

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. Aaryan Yogesh Tupe has derived a valid, clear, marketable and unencumbered title to the said property stated above. The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower/ Co-Borrower.

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The following original documents to be collected by the ICICI HFC for creation of registered/equitable mortgage of the said property.

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

- 1) Certified copy of registered Sale Deed vide daybook serial No. CSN-6/3411/2026 dated 24/03/2026.
- 2) Original registered Sale Deed (with ORR) which is going to be registered in favor of intending Borrowers Mayuri Ramesh Tupe and Ramesh Gopalrao Tupe.

REMARKS (if any)

Mr. Aaryan Yogesh Tupe has derived a valid, clear, marketable and unencumbered title to the said property stated above. The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower/Co-Borrower.

Submitted by

Sachin P. Sudame
Advocate

SPS Digitally signed
by SPS
Date:
2026.09.25
07:55:27 +05'30'