



# ADV. GAURAV S. DESHMUKH

B.COM, LLB

Off. At;

Aalshi Plot, Beside Gajanan Maharaj Photo, |  
Near Dakshata Nagar Complex Square, |  
Tq. And Dist. Akola (MH). 444001.

Email:-  
Call on:-

[advdeshmukhakola@gmail.com](mailto:advdeshmukhakola@gmail.com)  
9028232246 / 9404092024 (W)

## LEGAL SCRUTINY REPORT

Appl. No: 77000353193

Date: 07/09/2026

To,

Branch Credit Manager,  
ICICI HFC LTD.  
Akola.

Dear Sir/Madam,

As desired by you, I/we are furnishing here under the Title/Legal Search Cum Verification Report in the file/case of **Mr. Swapnil Pralhad Rakhonde**.

### PART I: DESCRIPTION OF APPLICANT'S AND PROPERTY.

1. Name of the Applicant/Borrower/s: Mr. Swapnil Pralhad Rakhonde
2. Name of the Co-applicant/s(ifany): Mrs. Kalyani Swapnil Rakhonde
3. Purpose of Loan: Purchase
4. Name of the Property Owner/s: Mr. Gopal Dayaram Dalke

5. Description of the Property:

That the piece and parcel land situated within the jurisdiction of Khamgaon Municipal Council situated at **Mauje-Vadi**, bearing field **Gat No. 114** (As per 7/12 extract 114/36), which is Converted into non agriculture to residential use, as per order passed by Tahsildar Khamgaon, Vide order passed in Rev. Case No. NAP 34/No. 2/Vadi/1989-90 Dated 19/10/1989, out of which **Layout plot no. 31, Area Adm. 140.75 Sq. Mt. i.e. 1514.50 Sq.Ft.**; Located at Mauje-Vadi, Tq. Khamgaon And Dist. Buldhana.

Which is bounded as under:

|                |             |
|----------------|-------------|
| Towards East:  | Plot No. 30 |
| Towards West:  | Plot No. 32 |
| Towards North: | Layout Road |
| Towards South: | Plot No. 34 |

Nature of the Property/Product: Residential  
Type of Property: Freehold

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

1. Copy of NA Order passed by SDO Malkapur, Vide order passed in Rev. Case No. NAP 34/Nandura bu/29/1992-93 Dated 23/12/1992.
2. Copy of Reg. Sale Deed executed by Mrs. Reshim Devji Jadhav in f/o Mr. Gopal Dayaram Dalke, Bearing no. 6081 Dated 16/09/2013.
3. Draft of Agreement to Sale executed by Mr. Gopal Dayaram Dalke in f/o Mr. Swapnil Pralhad Rakhonde.
4. Latest 7/12 extract in the name of Mr. Gopal Dayaram Dalke.
5. Latest Tax receipt in the name of Mr. Gopal Dayaram Dalke.

### PART III: FLOW OF TITLE OF PROPERTY:



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- 1) After perusal of the document provided by the applicant/borrower it reveals that, initially agriculture land field **Gat No. 114, Total Area Adm. 1.40 HR**, was in ownership and possession of Mr. Anilkumar Harikisan Navandar, who then converted into non agriculture to residential use as per order passed by Tahsildar Khamgaon, Vide order passed in Rev. Case No. NAP 34/No. 2/Vadi/1989-90 Dated 19/10/1989.
- 2) Thereafter it is directly observed that Mrs. Reshim Devji Jadhav, was in ownership and possession of **Layout plot no. 31, Area Adm. 140.75 Sq. Mt. i.e. 1514.50 Sq.Ft. of Gat no. 114**, Who then executed the sale deed in f/o Mr. Gopal Dayaram Dalke, thereby sold out the same; Reg. Sale Deed Bearing no. 6081 Dated 16/09/2013. Accordingly their name has been mutated on the 7/12 extract of the property vide mutation entry no. 5100, Dated 08/10/2013, which is further corrected from "Zalke" to "Dalke" Vide Mutation Entry no. 9381, Dated 17/08/2026.
- 3) At present Mr. Gopal Dayaram Dalke is the sole and absolute owners and possessor of **Layout plot no. 31, Area Adm. 140.75 Sq. Mt. i.e. 1514.50 Sq.Ft. of Gat no. 114**; of Located at Mauje-Vadi, Tq. Khamgaon And Dist. Buldhana. Who agreed to sold out the same as to Mr. Swapnil Pralhad Rakhonde, as per Draft of agreement to sale.

### PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

Mr. Gopal Dayaram Dalke has acquired and owns the said property by virtue of Reg. Sale Deed Bearing no. 6081 Dated 16/09/2013.

### 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? \_\_\_\_\_ 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**



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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: 05/09/2026

Search E-Challan No. **MH009685175202627U**

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. Swapnil Pralhad Rakhonde** 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. Swapnil Pralhad Rakhonde And Mrs. Kalyani Swapnil Rakhonde.**

### **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 Order passed by SDO Malkapur, Vide order passed in Rev. Case No. NAP 34/Nandura bu/29/1992-93 Dated 23/12/1992.
2. **Original** Reg. Sale Deed executed by Mrs. Reshim Devji Jadhav in f/o Mr. Gopal Dayaram Dalke, Bearing no. 6081 Dated 16/09/2013.
3. **Proposed Original** Reg. Sale Deed executed by Mr. Gopal Dayaram Dalke in f/o Mr. Swapnil Pralhad Rakhonde.
4. **Original /Digital** Latest 7/12 extract in the name of Mr. Gopal Dayaram Dalke.
5. **Original /Digital** Latest Tax receipt in the name of Mr. Gopal Dayaram Dalke.
6. **Original Equitable Mortgage** executed by Borrowers in f/o ICICIHFC.



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

**PART VI:REMARKS:-** Nil

GAURAV SHIV  
AJIRAO  
DESHMUKH

Digitally signed by GAURAV  
SHIV AJIRAO DESHMUKH  
Date: 2026.09.09 14:03:56  
+05'30'

**Mr. Gaurav S. Deshmukh**  
**(Advocat**



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## TITLE VERIFICATION AND SEARCH REPORT

Appl. No: 77000353193

Date: 05/09/2026

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. Swapnil Pralhad Rakhonde
2. Name of the Property Owner/s: Mr. Gopal Dayaram Dalke

3. Description of the Property:

That the piece and parcel land situated within the jurisdiction of Khamgaon Municipal Council situated at **Mauje-Vadi**, bearing field **Gat No. 114** (As per 7/12 extract 114/36), which is Converted into non agriculture to residential use, as per order passed by Tahsildar Khamgaon, Vide order passed in Rev. Case No. NAP 34/No. 2/Vadi/1989-90 Dated 19/10/1989, out of which **Layout plot no. 31, Area Adm. 140.75 Sq. Mt. i.e. 1514.50 Sq.Ft.**; Located at Mauje-Vadi, Tq. Khamgaon And Dist. Buldhana.

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| Towards East:  | Plot No. 30 |
| Towards West:  | Plot No. 32 |
| Towards North: | Layout Road |
| Towards South: | Plot No. 34 |

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](http://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 |
| 2022- | NIL |
| 2023- | NIL |
| 2024- | NIL |



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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](http://www.igrmaharashtra.gov.in) maintained by Department of Registration and Stamp Government of Maharashtra, Vide search E-Challan no. **MH009685175202627U**; **Dated 05/09/2026**; 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: 2026.09.09  
14:04:12 +05'30'

Mr. Gaurav S. Deshmukh  
**Advocate**