



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:-

advdeshmukhakola@gmail.com

Call on:-

9028232246 / 9404092024 (W)

LEGAL SCRUTINY REPORT

Appl. No: 77000352666

Date: 22/09/2026

To,

Branch Credit Manager,
ICICI HFC LTD.
Akola.

Dear Sir/Madam,

As desired by you, I/we are furnishing hereunder the Title/Legal Search Cum Verification Report in the file/case of **Mr. Dinesh Janardhan Jadhav**.

PART I: DESCRIPTION OF APPLICANT'S AND PROPERTY.

1. Name of the Applicant/Borrower/s: Mr. Dinesh Janardhan Jadhav
2. Name of the Co-applicant/s(if any): Mrs. Chanda Dinesh Jadhav
3. Purpose of Loan: Purchase
4. Name of the Property Owner/s: Mr. Darshan Nareshkumar Jakhotiya

5. Description of the Property:

That the piece and parcel land situated within the jurisdiction of Gram Panchayat Shelgaon situated at **Mauje-Shelgaon**, bearing field **Survey No. 31**, which is converted as Non-Agriculture for Residential use, as per the order passed by Tahsildar Mangrulpir vide order passed in Rev. case no. NAP-34/Shelgaon/03/2019-20, Dated 18/06/2020. Of which **Layout Plot no. 37**, area **admeasuring 173.95 Sq. Mt.**, Located at Mauje-Shelgaon, Tq. Mangrulpir And Dist. Washim.

Which is bounded as under:

Towards East: 9 Mtr. Layout Road
Towards West: Plot no. 48
Towards North: 12 Mtr. Layout Road
Towards South: Plot no. 38

6. Nature of the Property/Product: Residential
7. Type of Property: Freehold

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

1. Copy of Reg. Sale Deed executed by Mr. Mobinulhaque Isararulhaque in f/o Mr. Gajanan Chandrabhan Nole; Bearing no.1431, Dated 04/10/2008.
2. Copy of Reg. Sale Deed executed by Mr. Gajanan Chandrabhan Nole in f/o Mrs. Nirmalabai Rameshchandra Jakhotiya; Bearing no.1503, Dated 30/05/2011.
3. Copy of Reg. Gift Deed executed by Mrs. Nirmalabai Rameshchandra Jakhotiya in f/o Mr. Anand Rameshchandra Jakhotiya; Bearing no.1189, Dated 03/05/2013.
4. Copy of Reg. Sale Deed executed by Mr. Anand Rameshchandra Jakhotiya in f/o Mr. Darshan Nareshkumar Jakhotiya; Bearing no. 1673, Dated 05/11/2020.
5. Copy of Agreement to sale executed by Mr. Darshan Nareshkumar Jakhotiya in f/o Mr. Dinesh Janardhan Jadhav.
6. Copy of NA order issued by SDO Akot vide order passed in Rev. case no. NAP-34/Shelgaon/03/2019-20, Dated 18/06/2020.



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7. Copy of Latest 7/12 extract in the name of Mr. Darshan Nareshkumar Jakhotiya.
8. Copy of Latest Tax receipt in the name of Mr. Darshan Nareshkumar Jakhotiya.

PART III: FLOW OF TITLE OF PROPERTY:

- 1) After perusal of the document provided by the applicant/borrower it reveals that, initially agriculture land field **Survey No. 31**, Total area admeasuring 3.51 HR. **out of which area adm. 3.21 HR**, was in ownership and possessed of Mrs. Nirmalabai Rameshchandra Jakhotiya, who then executed the Gift deed in f/o Mr. Anand Rameshchandra Jakhotiya; thereby gifted out the same; Vide Reg. Gift Deed Bearing no. 1189, Dated 03/05/2013.
- 2) Thereafter Mr. Anand Rameshchandra Jakhotiya applied for the conversion of agricultural land **Survey No. 31, out of which area adm. 3.21 HR**, into non-agricultural for industrial use as per the order passed by Tahasildar Mangrulpir and thereby formulated the layout thereon, vide order passed in Rev. Case no. NAP-34/Shelgaon/03/2019-20, Dated 18/06/2020.
- 3) Thereafter Mr. Anand Rameshchandra Jakhotiya executed the sale deed in f/o Mr. Darshan Nareshkumar Jakhotiya; thereby sold out the **Layout Plot no. 37, area admeasuring 173.95 Sq. Mt.** of Survey No. 31, Vide Reg. Sale Deed Bearing no. 1673, Dated 05/11/2020.
- 4) At present Mr. Darshan Nareshkumar Jakhotiya is the sole and absolute owner and possessor of the above said **Layout Plot no. 37, area admeasuring 173.95 Sq. Mt.** of Survey No. 31; Located at Mauje-Shelgaon, Tq. Mangrulpir And Dist. Washim. Who Agreed to sale the same to **Mr. Dinesh Janardhan Jadhav** as per the Agreement to sale.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

Mr. Darshan Nareshkumar Jakhotiya has acquired and owns the said property by virtue of Reg. Sale deed Bearing no. 1673, Dated 05/11/2020.

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**



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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**

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: 22/09/2026

Search E-Challan No. **MH010635140202627U**

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. Dinesh Janardhan Jadhav** 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. Dinesh Janardhan Jadhav and Mrs. Chanda Dinesh Jadhav.**

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 issued by SDO Akot vide order passed in Rev. case no. NAP-34/Shelgaon/03/2019-20, Dated 18/06/2020.
2. **Original** Reg. Sale Deed executed by Mr. Anand Rameshchandra Jakhotiya in f/o Mr. Darshan Nareshkumar Jakhotiya; Bearing no. 1673, Dated 05/11/2020.
3. **Original** Proposed Reg. Sale Deed executed by Mr. Darshan Nareshkumar Jakhotiya in f/o Mr. Dinesh Janardhan Jadhav.
4. **Original/Digital** Latest 7/12 extract in the name of Mr. Darshan Nareshkumar Jakhotiya.



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5. **Original/Digital** Latest Tax receipt in the name of Mr. Darshan Nareshkumar Jakhotiya.
6. **Original Equitable Mortgage** executed by Borrowers in f/o ICICIHFC.

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

PART VI: REMARKS:- Nil

GAURAV

SHIV AJIRAO

DESHMUKH

Mr. Gaurav S. Deshmukh
(Advocate)

Digitally signed by
GAURAV SHIV
AJIRAO DESHMUKH
Date: 2026.09.24
14:46:00 +05'30'



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TITLE VERIFICATION AND SEARCH REPORT

Appl. No: 77000314249

Date: 22/09/2026

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. Dinesh Janardhan Jadhav
2. Name of the Property Owner/s: Mr. Darshan Nareshkumar Jakhotiya
3. Description of the Property:

That the piece and parcel land situated within the jurisdiction of Gram Panchayat Shelgaon situated at **Mauje-Shelgaon**, bearing field **Survey No. 31**, which is converted as Non-Agriculture for Residential use, as per the order passed by Tahsildar Mangrulpir vide order passed in Rev. case no. NAP-34/Shelgaon/03/2019-20, Dated 18/06/2020. Of which **Layout Plot no. 37**, area **admeasuring 173.95 Sq. Mt.**, Located at Mauje-Shelgaon, Tq. Mangrulpir And Dist. Washim.

Which is bounded as under:

Towards East:	9 Mtr. Layout Road
Towards West:	Plot no. 48
Towards North:	12 Mtr. Layout Road
Towards South:	Plot no. 38

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 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-	Reg. Sale Deed executed by Mr. Anand Rameshchandra Jakhotiya in f/o Mr. Darshan Nareshkumar Jakhotiya; Bearing no. 1673, Dated 05/11/2020.
2021-	NIL
2022-	NIL
2023-	NIL
2024-	NIL
2025-	NIL
2026-	NIL

- This is to certify that –



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- ✓ I have taken a search for the period of last 13 years i.e. 2014 to 2026 through website www.igrmaharashtra.gov.in maintained by Department of Registration and Stamp Government of Maharashtra, Vide search E-Challan no. **MH010635140202627U**; **Dated 22/09/2026**; 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

Mr. Gaurav S. Deshmukh

Advocate

Digitally signed by
GAURAV SHIV
AJIRAO DESHMUKH
Date: 2026.09.24
14:46:15 +05'30'