

TO,
ICICI HFC Ltd.
Br. Sangli

DATE- 07/09/2026

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of SUNETRA BHIMSINGH RAJPUT (APP NO. 77000351993)

PART I: PROPERTY DETAILS:

- 1) Name of the Applicant/Borrower/s: SUNETRA BHIMSINGH RAJPUT
- 2) Name of the Co-applicant/s: (if any): Bhimsing Bhagatsing Rajput
- 3) Type of Loan: Land Loan
- 4) Purpose of Loan: Land Loan
- 5) Name of the Property Owner: Bharati Vijaykumar Sakale

PART II: Description of the Property (with Boundaries):

All the piece and parcel of the Plot No. 18 area adm. 276.77 sq.mtrs. out of the property bearing Old S. No. 519/2/1/A newly numbered with new S. No. 216/2/1/A situated at Sangli, Tal-Miraj, Dist.-Sangli bounded as follows:

TOWARDS EAST: Plot No. 19

TOWARDS WEST: Plot No. 17

TOWARDS SOUTH: Property of Adjacent S. No.

TOWARDS NORTH: Road

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

11. Latest 7/12 extract
12. Copy of NA Order
13. Copy of a registered Partition Deed dt. 11/11/2020 B.R. No. 6201

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

1. From the available records it appears that, the property of Old S. No. 519/2/1 area adm. 1 H 33 Arr newly numbered with S. No. 216/2/1/A were originally in the possession of Shrimant Chintamanrao Dhundiraj alias Appaso Patwardhan prior to 1955.
2. Further it appears that, Shrimant Chintamanrao Dhundiraj alias Appaso Patwardhan sold the above captioned property to Shri. Bhau Raygonda Patil and Shri. Appa Raygonda Patil by executing Sale Deed dated 15/09/1955 and by the pursuance of Sale Deed name of the purchaser entered into the record by M.E.No. 2314.

3. Furthermore it appears that, there is registered Partition Deed executed between Appasaheb Raygonda Patil, Ravsaheb Appasaheb Patil, Murdevi Appasaheb Patil, Jingonda Bhauso Patil and Devgonda Bhau Patil on dt. 17/02/1992 and by the pursuance of above mentioned Partition Deed the above captioned property is possessed in the name of Jingonda Bhau Patil.
4. It further appears that, Jingonda Bhau Patil executed registered Sale Deed on dt. 17/02/2006 B.R.No. 910 and sold the above captioned property to Rajkumar Anna Patil and Nemgonda Kallappa Chougule and by the pursuance of Sale Deed name of the purchaser entered into the record by M.E.No. 36403.
5. Further it appears that, Rajkumar Anna Patil and Nemgonda Kallappa Chougule sold the above captioned property to Vijaykumar Shridhar Sakale and Ramesh Nandlal Gunani by executing registered Sale Deed dt. 26/04/2010 B.R.No. 2287 and name of the purchaser entered into record by M.E.No. 43983.
6. Furthermore it appears that, Vijaykumar Shridhar Sakale and Ramesh Nandlal Gunani sold the area adm. 0.40.00 Arr to Amit Kishor Lulla, area adm. 0.40.00 Arr to Rajendra Amrutlal Shah and area adm. 0.20.00 Arr to Dilip Vidyadhar Patil by executing registered Sale Deed dt. 21/09/2010 B.R.No. 5519.
7. It further appears that, Vijaykumar Shridhar Sakale and Ramesh Nandlal Gunani sold the remaining area from the above captioned property area adm. 0.33 Arr to Pravin Shripal Kurade(HUF) by executing registered Sale Deed dt. 10/01/2012 B.R.No. 200 and by the pursuance of above mentioned Sale Deed name of the purchaser entered into the record by M.E.No. 47876.
8. Further it appears that, Bharati Vijaykumar Sakale filed Regular Civil Suit with no. 1/2018 in Sangli Civil Court against Pravin Shripal Kurade, Vrushali Pravin Kurade, Utkarsh Pravin Kurade, Namrata Mohit Mittal, Housabai Shripal Kurade, Kirti Vipul Sadalage and Jayashree Ajit Ghule for Partition of the above captioned property.
9. Furthermore it appears that, the suit is dismissed on dt. 22/04/2018 by the compromise between both the parties and by the compromise the property of area adm. 0.33 Arr out of the property of S.No. 216/2/1/A (Old 519/2/1) were assessed in the name of Bharati Vijaykumar Sakale and the name of Bharati Vijaykumar Sakale entered into the record by M.E.No. 57675.
10. It further appears that, Bharati Vijaykumar Sakale and Amitkumar Kishor Lulla combinely applied for conversion of the land from agricultural land to non-agricultural land for their share of the property.

11. Further it appears that, the area adm. 0.73.00 Arr were converted from agricultural land to non-agricultural land by the order dated 29/08/2019 vide no. 1044/19.
12. It further appears that, Bharati Vijaykumar Sakale and Amitkumar Kishor Lulla prepared layout plan and accordingly same were sanctioned from corporation and there were 19 plots were sanctioned under the area of above captioned property.
13. Further it appears that, Bharati Vijaykumar Sakale and Amitkumar Kishor Lulla executed registered Partition Deed dt. 11/11/2020 B.R.No. 6201 and by the pursuance of above mentioned Partition Deed Plots No. 1 to 11 were in the possession of Amitkumar Kishor Lulla and Plots No. 12 to 19 were in the possession of Bharati Vijaykumar Sakale.
14. From the available records and documents perused before me, the title of **Bharati Vijaykumar Sakale** appears to be legal and marketable over the above captioned property.

PART-IV: EVIDENCE OF THE TITLE OF PROPERTY

As per PART III above.

PART-V: OTHER PROVISIONS:

- Whether provisions of urban land ceiling act are applicable? NO
- Whether any property lies intend to be given as security is subject to any minor's claim/share? NO
- Whether the property is affected by any revenue and tenancy regulations; if yes then to what extent? NO
- Whether the user land has been converted into Non-Agricultural for Residential use by the order of the competent Authority? YES
- Whether up to date tax/land revenue has been paid in respect of the property? YES
- Whether all original documents for last 13/30 years have been scrutinized; if not give reasons? NO;
- Whether required documents are available for creating mortgage? YES
- Whether all the previous owners of the property had the right and competency to transfer the property? YES
- Whether the proposed mortgage by deposit of title deeds is possible? YES
- What is the tenure of the land; if it is leased? N/A years (remaining period)
- Whether the land is Adivasi (tribal) land? NO

- Whether the land /property are joint family property? NO
- Whether SARFAESI Act applicable? YES
- Is land / property / flat being subject to any reservations /acquisitions/requisitions?
NO
- Whether the property has been transferred by a power of attorney (POA) holder of the original landowner in favour of the loan applicant? NO
- Whether the said POA holder has/had authority to sell the property under POA? NO
- Whether POA as recorded in 5.15 is registered? NO
- 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
- 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
- Whether Search Report is obtained and submitted? YES

Search Report Details: -

- o Search Conducted Years : 2014-2026
- o Name of the Advocate / Searcher : ADV. SIDDHARTH S. SHAH
- o Search Report Date :

Note: Whether EC is obtained? YES

EC Details: -

- o No. of Years EC Obtained : 13 years
- o Any Encumbrance to Specify:
- o EC Applied by: Adv. S. S. Shah

PART V: CERTIFICATE:

5. 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.

6. I/We further certify that **Bharati Vijaykumar Sakale** would derive a valid, clear, marketable and unencumbered title in the property stated above. The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co borrower.

PART VI: DOCUMENTS TO BE SUBMITTED PRIOR TO DISBURSAL OF LOAN/AT THE TIME OF DISBURSEMENT OF THE LOAN:

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

1. Latest 7/12 extract
2. Copy of NA Order
3. Copy of Sale Deed dt. 21/09/2010 B.R.No. 5519.
4. Copy of Sale Deed dt. 10/01/2012 B.R.No. 200
5. Copy of Compromise Decree Regular Civil Suit with no. 1/2018
6. Copy of a registered Partition Deed dt. 11/11/2020 B.R. No. 6201
7. Copy of POA dt-21/05/2014 b reg no 2678
8. Oriignal sale deed after execution
9. No encumbrance / Litigation affidavit of present owner.

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

REMARKS (if any): -

Date :07/09/2026.

Yours Faithfully.

SIDDHARTH SUDHIR SHAH Digitally signed
by SIDDHARTH SUDHIR SHAH
Date: 2026.09.16
20:06:08 +05'30'