

LEGAL SCRUTINY REPORT

NAME OF APPLICANT

1. Shaikh Qasim Umar Rafique Ahmed
2. Shaikh Fajilat Jaha Kasim Umar



Rahul R. Zawar

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LEGAL SCRUTINY REPORT

Application No.- 77000347999

Date: 21/09/2026

To,

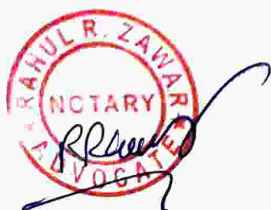
ICICI Home Finance Company Ltd.

Branch Jalgaon

Dear Sir/ Madam,

Legal Scrutiny Report in respect of the file of **Shaikh Qasim Umar Rafique Ahmed**

PART I: PROPERTY DETAILS										
1	Name of the Applicant/Borrower/s	Shaikh Qasim Umar Rafique Ahmed								
2	Name of the Co-Applicant/s: (if any)	Shaikh Fajilat Jaha Kasim Umar								
3	Type of Loan:	Resale Purchase (Apna Ghar Scheme)								
4	Purpose of Loan:	-----								
5	Name of the Property Owner/s:	Sahera Bi Shaikh Sadik Khatik								
6	Description of the Property (with Boundaries):									
	All piece and parcel of East-South Plot (Part No.4) admeasuring area 74.28 Sq. Mtr. of Plot No. 2 having total admeasuring area 505.25 Sq. Mtr. out of Gat No. 239/240/241/242/1/242/2 of Manyarkheda, Tal. & Dist. Jalgaon. The Property is bounded as : <table border="1"> <tbody> <tr> <td>East</td> <td>Plot No. 3</td> </tr> <tr> <td>West</td> <td>Part No. 3</td> </tr> <tr> <td>North</td> <td>Part No. 5</td> </tr> <tr> <td>South</td> <td>9 Mtr. Road & Usage</td> </tr> </tbody> </table>		East	Plot No. 3	West	Part No. 3	North	Part No. 5	South	9 Mtr. Road & Usage
East	Plot No. 3									
West	Part No. 3									
North	Part No. 5									
South	9 Mtr. Road & Usage									
7	Nature / Status of the Property:	Freehold								
8	Type of Property:	Part								



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

Sr. No.	Date & Document No.	Name of Documents	Whether Original/ Photocopy / Certified
1.	09/01/2023 D. No. 200	Sale Deed with R.R.	Photocopy
2.	31/08/2026	7/12 Extract	Photocopy
3.	31/08/2026	Mutation Entry	Photocopy
4.	12/10/2004	N.A. Order	Photocopy

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

A.	Property previously own by Lakeview Developers Through Partner 1. Sharad Kalyanmal Jain 2. Arvind Ghevarchand Salecha 3. Rajendra Dipchand Balai 4. Vimalkumar Hariprasad Agrawal 5. Vinay Uttamchand Parakh
B.	Thereafter, Lakeview Developers Through Partner Sharad Kalyanmal Jain & Ors obtains N.A. Permission from by Hon'ble Collector Jalgaon, by an Order No. JAMIN/1/102004/SR/113/02 on dated 12/10/2004 regarding Gat No. 239/240/241/242/1/242/2 of Manyarkheda, Tal. & Dist. Jalgaon.
C.	As per M.E. No.13059 on dated 03/06/2007 Lakeview Developers Through Partner 6. Sharad Kalyanmal Jain 7. Arvind Ghevarchand Salecha 8. Rajendra Dipchand Balai 9. Vimalkumar Hariprasad Agrawal 10. Vinay Uttamchand Parakh This Partnership Firm was dissolved on dated 31/05/2007 therefore above property i.e. All plots out of Gat No. 239/240/241/242/1/242/2 of Manyarkheda, Tal. & Dist. Jalgaon was divided among all partners and said Plot No. 2 and other plots owned by - Sharad Kalyanmal Jain
D.	As per M. E. No. 14842 on dated 12/04/2011 Sharad Kalyanmal Jain Sold above property i.e. All piece and parcel of Plot No. 2 admeasuring area 505.25 Sq. Mtr. & Other Plots out of Gat No. 239/240/241/242/1/242/2 of Manyarkheda, Tal. & Dist. Jalgaon, for Consideration amount Rs. 23,10,000/- to Moh. Rafiq A. Rahim By Sale Deed No. 1816 on dated 06/04/2011
E.	As per M. E. No. 19454 on dated 25/06/2015 Moh. Rafiq A. Rahim Sold above property i.e. All piece and parcel of East-South Plot (part No.4) admeasuring area 74.28 Sq. Mtr. of Plot No. 2 having total admeasuring area 505.25 Sq. Mtr. out of Gat No. 239/240/241/242/1/242/2 of Manyarkheda, Tal. & Dist. Jalgaon, for Consideration amount Rs. 73,000/- to Wasimuddin Alimuddin Shaikh



F.	By Sale Deed No. 1540 on dated 22/06/2015
	As per Online Record Wasimuddin Alimuddin Shaikh Sold above property i.e. All piece and parcel of East-South Plot (part No.4) admeasuring area 74.28 Sq. Mtr. of Plot No. 2 having total admeasuring area 505.25 Sq. Mtr. out of Gat No. 239/240/241/242/1/242/2 of Manyarkheda, Tal. & Dist. Jalgaon, for Consideration amount Rs. 80,000/- to Nazimoddin Rafiuddin Shaikh
G.	By Sale Deed No. 2633 on dated 06/06/2016
	As per M. E. No. 27578 on dated 24/01/2023 Nazimoddin Rafiuddin Shaikh Sold above property i.e. All piece and parcel of East-South Plot (part No.4) admeasuring area 74.28 Sq. Mtr. of Plot No. 2 having total admeasuring area 505.25 Sq. Mtr. out of Gat No. 239/240/241/242/1/242/2 of Manyarkheda, Tal. & Dist. Jalgaon, for Consideration amount Rs. 1,11,000/- to Sahera Bi Shaikh Sadik Khatik
H.	By Sale Deed No. 200 on dated 09/01/2023 As per Report from CERSAI, above property is not registered in the Central Registry of Securitization Asset Reconstruction and Security Interest of India.

PART IV: EVIDENCE OF THE TITLE OF THE PROPERTY.

Sale Deed executed by Nazimoddin Rafiuddin Shaikh in favor of Sahera Bi Shaikh Sadik Khatik

PART V: OTHER PROVISIONS:

Serial	Other Provisions	Yes/ No	Remarks, If necessary
5.1	Whether provisions of urban land ceiling act are applicable?	NO	Nil
5.2	Whether any property/ies intend to be given as security is subject to any minor's claim/share?	NO	Nil
5.3	Whether the property is affected by any revenue and tenancy regulations; if yes then to what extent?	NO	Nil
5.4	Whether the user land has been converted into Non-Agricultural for Residential use by the order of the competent Authority?	YES	Nil
5.5	Whether up to date tax/land revenue has been paid in respect of the property?	YES	Nil
5.6	Whether all original documents for last 13/30 years have been scrutinized; if not give reasons?	YES	Nil
5.7	Whether required documents are available for creating mortgage?	YES	Nil
5.8	Whether all the previous owners of the property had the right and competency to transfer the property?	YES	Nil
5.9	Whether the proposed mortgage by deposit of title deeds is possible?	YES	Nil
5.10	What is the tenure of the land; if it is leased? _____ years (remaining period)	N/A	Nil
5.11	Whether the land is Adivasi (tribal) land?	NO	Nil
5.12	Whether the land /property are joint family property?	NO	Nil
5.13	Whether SARFAESI Act applicable?	YES	Nil
5.14	Is land/property/flat being subject to any reservations /acquisitions/requisitions?	NO	Nil
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	Nil
5.16	Whether the said POA holder has/had authority to sell the property under POA?	N/A	Nil

5.17	Whether POA as recorded in 5.15 is registered?	N/A	Nil
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	Nil
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	Nil
5.20	Whether Search Report is obtained and submitted?	YES	Nil
	Search Report Details: - Search Conducted Years : 2014-2026 (13 YEARS) Name of the Advocate / Searcher : ADV. RAHUL ZAWAR Search Report Date : 21/09/2026 Note : NIL		
5.21	Whether EC is obtained? _____	N/A	Nil
	EC Details: - No. of Years EC Obtained: Any Encumbrance to Specify: EC Applied by	N/A	Nil

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 the title of the intending borrower **1. Shaikh Qasim Umar Rafique Ahmed 2. Shaikh Fajilat Jaha Kasim Umar** is/are clear, clean and marketable after registered sale deed regarding above property with **Sahera Bi Shaikh Sadik Khatik**

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co borrower **Sahera Bi Shaikh Sadik Khatik**

The following original documents to be collected by 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			
Sr. No.	Date of Document	Name of Documents	Whether Original/ Photocopy
1.	-----	Sale Deed Executed by Sahera Bi Shaikh Sadik Khatik in favour of 1. Shaikh Qasim Umar Rafique Ahmed 2. Shaikh Fajilat Jaha Kasim Umar with R.R.	Original
2.	09/01/2023 D. No. 200	Sale Deed with R.R.	Original
3.	06/06/2016D. No. 2633	Sale Deed with R.R.	Original



4.	22/06/2015D. No. 1540	Sale Deed with R.R.	Original
5.	31/08/2026	7/12 Extract	Certified/ Digital
6.	31/08/2026	Mutation Entry	Certified/ Digital/ Photocopy
7.	12/10/2004	N.A. Order	Photocopy
8.	12/10/2004	Layout	Photocopy
9.	-----	Commencement Certificate	Photocopy
10.	-----	Approved Plan	Photocopy
Following documents are required post disbursal :			
NIL			
REMARKS (if any):			
NIL			

Hence this report.



RRZavar
Rahul R. Zavar
Advocate & Notary