



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: 77000340831

Date: 21/08/2026

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. Vishal Pralhad Jadhav**.

PART I: DESCRIPTION OF APPLICANT'S AND PROPERTY.

1. Name of the Applicant/Borrower/s: Mr. Vishal Pralhad Jadhav
2. Name of the Co-applicant/s(if any): Mrs. Pallavi Vishal Jadhav
3. Purpose of Loan: Resale Purchase
4. Name of the Property Owner/s: Mr. Ganesh Vijay More

5. Description of the Property:

That the piece and parcel land situated within the jurisdiction of Washim Municipal Corporation situated at **Mauje/Kasbe -Washim**, bearing field **Survey No. 339/3**, which is regularized and converted into non-agriculture for residential use, as per the layout permit issued by Washim Municipal Council vide its permit no.2576/11, Dated 29/10/2011, Followed with the order passed Tahsildar Washim, vide its permit no. 415/11, Dated 29/11/2011, of which **Layout Plot no. 3, area admeasuring 211.15 Sq. Mt. And Layout Plot no. 4, area admeasuring 162.25 Sq. Mt.; both total area admeasuring 403.40 Sq.Mt.** Currently Having **City Survey no. 735/L/P/N28/29, Nazul Sheet No. 63, Nazul Plot no. 735/L/P/N28/29, Occupancy Class "K", Total area admeasuring 403.40 Sq. Mt.** Whereas residential building constructed thereon as per the Building permission and Sanction map issued by Municipal Council Washim,Vide its permit no. 506, Dated 26/05/2015, under the name and style "**ADITYA HEIGHTS**" Out of which "**Shop No. 1**" Situated on "**Lower Ground Floor**", having **Super built up area 9.02 Sq. Mt.** along with the **Proportionate Undivided Share** in land, Located at Mauje-Washim, Tq. And Dist. Washim.

Which is bounded as under:

Towards East:	Shop No. 2
Towards West:	Savake Complex
Towards North:	Shop No. 6
Towards South:	Common Passage Road

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 Gunthewari Regularization order issued by Washim Municipal Council vide its permit no.2576/11, Dated 29/10/2011.



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- 2) Copy of Gunthewari Regularization order issued by Tahsildar Washim, vide its permit no. 415/11, Dated 29/11/2011.
- 3) Copy of Reg. Sale deed executed by Mrs. Priti Vivek Patni Through POA Holder Mr. Vivek Sukhanand Patni, Mr. Manish Ghanshyam Mantri And Mr. Ashok Vinayakrao Patki in f/o Mr. Manoj Jijeba Gote And 10 Others , Bearing no. 1460 Dated 27/03/2012.
- 4) Copy of Power of Attorney executed by Mr. Manoj Jijeba Gote And 8 Others in f/o Mr. Sanjay Yadavrao Lade And Mr. Vinod Jijeba Gote, Bearing bearing no. 3897, Dated 24/09/2013.
- 5) Copy of Building Permission And Sanction Map issued by Washim Municipal Council Vide its permit no. 506, Dated 26/05/2015.
- 6) Copy of Deed Of Declaration executed by Mr. Manoj Jijeba Gote And 10 Others, Bearing no. 3749, Dated 17/11/2016.
- 7) Copy of Reg. Sale Deed executed by Mr. Manoj Jijeba Gote And 10 Others in f/o Mrs. Madhuri Madhukar Fuse, Bearing no. 2258 Dated 15/06/2015.
- 8) Copy of Reg. Sale Deed executed by Mrs. Madhuri Madhukar Fuse in f/o Mr. Ganesh Vijay More, Bearing no. 3838 Dated 27/11/2020
- 9) Draft of Agreement to sale executed by Mr. Ganesh Vijay More in f/o Mr. Vishal Pralhad Jadhav.
- 10) Latest Property Card in the name of Mr. Ganesh Vijay More.
- 11) Latest Tax Receipt in the name of Mr. Ganesh Vijay More.

PART III: FLOW OF TITLE OF PROPERTY:

1. After perusal of the document provided by the applicant/borrower it reveals that, initially **Survey No. 339/3**, which is Gunthewari regularized and converted into non-agriculture for residential use, as per the layout permit issued by Washim Municipal Council vide its permit no. 2576/11, Dated 29/10/2011, Followed with the order passed Tahsildar Washim, vide its permit no. 415/11, Dated 29/11/2011.
2. Thereafter it is directly observed that Mrs. Priti Vivek Patni Through POA Holder Mr. Vivek Sukhanand Patni, Mr. Manish Ghanshyam Mantri And Mr. Ashok Vinayakrao Patki was in Ownership And Possession of **Layout Plot no. 3, area admeasuring 211.15 Sq. Mt. And Layout Plot no. 4, area admeasuring 162.25 Sq. Mt.; both total area admeasuring 403.40 Sq.Mt. of Survey no. 339/3**, Who the executed the sale deed in f/o Mr. Manoj Jijeba Gote, Mr. Pradip Vishwanath Jadhav , Mr. Sunul Devrao Kavrakhe, Mr. Santosh Bhaurao Shelke, Mr. Atul Nilkanthrao Ghuge, Mr. Atmaram Dattarao Chavhan, Mr. Amit Tyambakrao Kothekar, Mr. Sandeep Nilkanthrao Deshmukh, Mr. Sanjay Yadavrao Lade And Mr. Vinod Jijeba Gote; Thereby sold out the same; Vide Reg. Sale Deed Bearing No. 1460 Dated 27/03/2012.
3. Thereafter Mr. Manoj Jijeba Gote, Mr. Pradip Vishwanath Jadhav , Mr. Sunul Devrao Kavrakhe, Mr. Santosh Bhaurao Shelke, Mr. Atul Nilkanthrao Ghuge, Mr. Atmaram Dattarao Chavhan, Mr. Amit Tyambakrao Kothekar And Mr. Sandeep Nilkanthrao Deshmukh executed the Power of Attorney in f/o Mr. Sanjay Yadavrao Lade And Mr. Vinod Jijeba Gote; thereby authorized to appear and sign the all deed and documents on his behalf, in respect of the above said Gunthewari layout plots; Vide Reg. Power of Attorney bearing no. 3897, Dated 24/09/2013.
4. Thereafter Mr. Manoj Jijeba Gote And Others applied for the Building permission and sanction map for the construction of residential Building on above said **Layout Plot no. 3, area admeasuring 211.15 Sq. Mt. And Layout Plot no. 4, area admeasuring 162.25 Sq. Mt.; both total area admeasuring 403.40 Sq.Mt.**; thereby Washim Municipal Council approved



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the construction of multiple floor residential building consist multiple Flats And Shops, having different area and size; Vide its permit no. 506, Dated 26/05/2015.

5. Thereafter Mr. Manoj Jijeba Gote And 10 Others executed the sale deed in f/o Mrs. Madhuri Madhukar Fuse, thereby sold out the **“Shop No. 1”** Situated on **“Lower Ground Floor”** having **Super built up area 9.02 Sq. Mt.** along with the **Proportionate Undivided Share** in land constructed on **Plot no. 3 and 4, total area admeasuring 403.40 Sq.Mt.**; Vide Reg. Sale Deed Bearing no. 2258 Dated 15/06/2015.
6. Thereafter Mr. Manoj Jijeba Gote And Others executed the Deed of Declaration; thereby declare the construction of building under the name and style **“ADITYA HEIGHTS”**, consists of multiple flats, Shops and unities thereon having different area and size constructed on **Plot no. 3 and 4, total area admeasuring 403.40 Sq.Mt.**; Vide Reg. Deed of Declaration Bearing no. 3749, Dated 17/11/2016.
7. Thereafter it is observed that **Survey no. 339/3**, of which **Plot no. 3 and 4, total area admeasuring 403.40 Sq.Mt.** Comes into the city survey limit of City Survey Department (Nazul Department), resulting the 7/12 extract of the property stand closed and new revenue record i.e. property card has been issued in the name of Mr. Ramesh Namdeorao Tapre, Having **City Survey no. 735/L/P/N28/29, Nazul Sheet No. 63, Nazul Plot no. 735/L/P/N28/29, Total area admeasuring 403.40 Sq. Mt.**, Accordingly their name has been mutated on property card, Vide Mutation Entry No. 8428 Dated 20/03/2018.
8. Thereafter Mrs. Madhuri Madhukar Fuse executed the sale deed in f/o Mr. Ganesh Vijay More, thereby sold out the **“Shop No. 1”** Situated on **“Lower Ground Floor”** of building **“ADITYA HEIGHTS”** having **Super built up area 9.02 Sq. Mt.** along with the **Proportionate Undivided Share** in land of **Nazul Sheet No. 63, Nazul Plot no. 735/L/P/N28/29, Total area admeasuring 403.40 Sq. Mt.**; Vide Reg. Sale Deed Bearing no. 3838 Dated 27/11/2020.
9. At present Mr. Ganesh Vijay More is the sole and absolute owner and possessor of the above said **“Shop No. 1”** Situated on **“Lower Ground Floor”** of building **“ADITYA HEIGHTS”** having **Super built up area 9.02 Sq. Mt.** along with the **Proportionate Undivided Share** in land of **Nazul Sheet No. 63, Nazul Plot no. 735/L/P/N28/29, Total area admeasuring 403.40 Sq. Mt.**; Located at Mauje-Washim, Tq. And Dist. Washim., Who agreed to sold out the same as to Mr. Vishal Pralhad Jadhav.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

Mr. Ganesh Vijay More has acquired and owns the said property by Reg. Sale Deed Bearing no. 3838 Dated 27/11/2020.

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**



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- 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**
- 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: 21/08/2026
Search E-Challan No. **MH008760939202627U**
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. Vishal Pralhad 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. Vishal Pralhad Jadhav And Mrs. Pallavi Vishal Jadhav.**



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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 Gunthewari Regularization order issued by Washim Municipal Council vide its permit no.2576/11, Dated 29/10/2011.
- 2) Copy of Gunthewari Regularization order issued by Tahsildar Washim, vide its permit no. 415/11, Dated 29/11/2011.
- 3) Copy of Reg. Sale deed executed by Mrs. Priti Vivek Patni Through POA Holder Mr. Vivek Sukhanand Patni, Mr. Manish Ghanshyam Mantri And Mr. Ashok Vinayakrao Patki in f/o Mr. Manoj Jijeba Gote And 10 Others , Bearing no. 1460 Dated 27/03/2012.
- 4) Copy of Power of Attorney executed by Mr. Manoj Jijeba Gote And 8 Others in f/o Mr. Sanjay Yadavrao Lade And Mr. Vinod Jijeba Gote, Bearing bearing no. 3897, Dated 24/09/2013.
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- 6) Copy of Deed Of Declaration executed by Mr. Manoj Jijeba Gote And 10 Others, Bearing no. 3749, Dated 17/11/2016.
- 7) **Original** Reg. Sale Deed executed by Mr. Manoj Jijeba Gote And 10 Others in f/o Mrs. Madhuri Madhukar Fuse, Bearing no. 2258 Dated 15/06/2015.
- 8) **Original** Reg. Sale Deed executed by Mrs. Madhuri Madhukar Fuse in f/o Mr. Ganesh Vijay More, Bearing no. 3838 Dated 27/11/2020
- 9) **Proposed Original** sale deed executed by Mr. Ganesh Vijay More in f/o Mr. Vishal Pralhad Jadhav.
- 10) **Original/Digital** Latest Property Card in the name of Mr. Ganesh Vijay More.
- 11) **Original/Digital** Latest Tax Receipt in the name of Mr. Ganesh Vijay More.
- 12) **Equitable Mortgage** executed by Borrowers in f/o ICICIHFC.

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

PART VI:REMARKS:- NIL

GAURAV
SHIV AJIRAO
DESHMUKH
Mr. Gaurav S. Deshmukh
(Advocate)

Digitally signed by
GAURAV SHIV AJIRAO
DESHMUKH
Date: 2026.08.21
16:05:25 +05'30'



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TITLE VERIFICATION AND SEARCH REPORT

Appl. No: 77000340831

Date: 21/08/2026

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. Vishal Pralhad Jadhav
2. Name of the Property Owner/s: Mr. Ganesh Vijay More
3. Description of the Property:

That the piece and parcel land situated within the jurisdiction of Washim Municipal Corporation situated at **Mauje/Kasbe -Washim**, bearing field **Survey No. 339/3**, which is regularized and converted into non-agriculture for residential use, as per the layout permit issued by Washim Municipal Council vide its permit no.2576/11, Dated 29/10/2011, Followed with the order passed Tahsildar Washim, vide its permit no. 415/11, Dated 29/11/2011, of which **Layout Plot no. 3, area admeasuring 211.15 Sq. Mt. And Layout Plot no. 4, area admeasuring 162.25 Sq. Mt.; both total area admeasuring 403.40 Sq.Mt.** Currently Having **City Survey no. 735/L/P/N28/29, Nazul Sheet No. 63, Nazul Plot no. 735/L/P/N28/29, Occupancy Class "K", Total area admeasuring 403.40 Sq. Mt.** Whereas residential building constructed thereon as per the Building permission and Sanction map issued by Municipal Council Washim,Vide its permit no. 506, Dated 26/05/2015, under the name and style "**ADITYA HEIGHTS**" Out of which "**Shop No. 1**" Situated on "**Lower Ground Floor**", having **Super built up area 9.02 Sq. Mt.** along with the **Proportionate Undivided Share** in land, Located at Mauje-Washim, Tq. And Dist. Washim.

Which is bounded as under:

Towards East:	Shop No. 2
Towards West:	Savake Complex
Towards North:	Shop No. 6
Towards South:	Common Passage Road

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-	Reg. Sale Deed executed by Mr. Manoj Jijeba Gote And 10 Others in f/o Mrs. Madhuri Madhukar Fuse, Bearing no. 2258 Dated 15/06/2015
2016-	NIL



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2017-	NIL
2018-	NIL
2019-	NIL
2020-	Reg. Sale Deed executed by Mrs. Madhuri Madhukar Fuse in f/o Mr. Ganesh Vijay More, Bearing no. 3838 Dated 27/11/2020
2021-	NIL
2022-	Reg. Sale deed executed by Mrs. Kamal Kanhiyalal Mohrut And 4 Others in f/o Mr. Shaikh Yaseen Shaikh Laddu, Bearing no. 5774 Dated 22/09/2022
2023-	NIL
2024-	NIL
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 maintained by Department of Registration and Stamp Government of Maharashtra, Vide search E-Challan no. **MH008760939202627U**; **Dated 21/08/2026**; 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
SHIV AJIRAO
DESHMUKH
Digitally signed by
GAURAV SHIV
AJIRAO DESHMUKH
Date: 2026.08.21
16:05:43 +05'30'

Mr. Gaurav S. Deshmukh
Advocate