

Dt.- 27/09/2026

TO
ICICI HFC Ltd.
Br. Sangli
Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of Shri. Wilson Kondapathi APPL NO-77000361506

PART-I : PROPERTY DETAILS:

- | | |
|---|--|
| 1. Name of the Applicant/Borrower/s : | <u>Shri. Wilyan Emanuval Kondapathi,</u> |
| 2. Name of the Co-applicant/s: (if any) | <u>Padmavati Mungetti</u> |
| 3. Type of Loan: | -- Plot Purchase |
| 4. Purpose of Loan : | Plot Purchase |
| 5. Name of the Property Owner/s: | <u>Rupali Satish Hulwan</u> |

Description of the Property (with Boundaries) :

All the piece and parcel of land property at Shivajinagar Miraj Survey No. 83/3/84/3/7, its old S.No. 765/3 and 766/3 of total area 0.05.58 Ha.R.Sq.mtrs., accessed at Rs.0.44 Pai at Shivajinagar, Miraj, Tal.Miraj, Dist.Sangli, within the limits of Sangli Miraj Kupwad City Municipal Corporation, which is collectively bounded as follows :

Towards East:- Road
Towards West:- S.No. 765/2
Towards South:- S.No. 83/3/84/3/8
Towards North:- 18Mtr. DP Road

Out of above property NA Plot No. A of area 189.393 Sq.mrtrs. at Shivajinagar, Miraj, Tal.Miraj, Dist.Sangli, within the limits of Sangli Miraj Kupwad City Municipal Corporation, which is collectively bounded as follows :

Towards East:- 9mtr. Road
Towards West:- S.No. 765/2 (New S.N. 83/2)
Towards South:- Plot No. B
Towards North:- S.No. 83/3/84/3/8

Nature / Status of the Property : Legal and marketable Subject to document list given below.

6. Type of Property: **Residential property.**

PART II: LIST OF DOCUMENTS SUBMITTED BEFORE ME/US FOR SCRUTINY AND LEGAL OPINION: (SPECIFY THE DOCUMENTS ARE ORIGINAL OR XEROX)

- 1) 7/12 extract, dt.19/08/2026
- 2) Copy of sale deed No. 1527, dt.18/02/2025
- 3) Copy of sale deed No. 4650, dt.21/08/2026
- 4) Copy of mojani layout map No. 336, dt.06/09/2022 (copy in sale deed)
- 5) Copy of tenure conversion from Bhogwatdar Var 2 to 1 and re-grant shart removal of order No.02/2025, dt.06/02/2025 (copy in sale deed)

- 6) Copy of ME No. 64527, dt.12/02/2025 for effect of Re-grant shart removal and conversion of Bhogwatdar tenure 2 to 1 (copy in sale deed)
- 7) Copy of Zone certificate No. 620/2018, dt.16/11/2018 (copy in sale deed)
- 8) Copy of notarized agreement to sale Sr. No. 12779/2026, dt.11/09/2026
- 9) Copy of NA Order No. 172/2025, dt. 05/12/2025, under sec. 42B of Maharashtra Land Revenue Code 1966
- 10) Copy of sub-division layout map
- 11) Copy of order No.00388, dt.16/08/2026 of sub-division of plot No.7 from SMKC

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

- 1) From the available record, it appears that, property of plot No. 7 of area 0.05.58 Ha.R.Sq.mtrs was previously owned by Shri. Umesh Sadashiv Petkar. Since it is not verified that how the said property was came into possession to the said owner, his name was entered into records by ME No. 63562.
- 2) Prior to this, above property was came under tenure *Bhogwatdar varg 2 Inam Vatan*, so, above owner Shri. Petkar obtained tenure conversion from *Bhogwatdar Varg 2* to 1 and re-grant *shart* was removed vide order No.02/2025, dt.06/02/2025 from Tahsildar Miraj. The said effect was given to 7/12 extract vide ME No. 64527, dt.12/02/2025.
- 3) After perusing Zone certificate No. 620/2018, dt.16/11/2018 it is noticed that, property at old S.No. 766 and S.No. 84 at Miraj was previously affected by then proposed 30 Mtr. road widening and remaining land was merged for residential use.
- 4) Further, above Shri. Umesh Sadashiv Petkar sold the said land property to Rupali Satish Hulwan and Tejaswini Suresh Magdum vide sale deed No. 1527, dt.18/02/2025 and name of new owners were recorded to 7/12 extract vide ME No. 64573.
- 5) After perusing current 7/12 extract, it is noticed that, captioned property was converted into NA under sec. 42(B) of Maharashtra Land Revenue Code 1966 and effect was given to 7/12 extract vide ME No. 65806, vide NA order No. 172/2025, dt. 05/12/2025.
- 6) In 2026, above two owners decided, to sub-divided the said common plot property into plot A and B. Further, Tejaswini Suresh Magdum executed a sale deed No. 4650, dt.21/08/2026 and sold the property of plot A of are 189.393 Sq.mtrs. in captioned property to other co-sharer Rupali Satish Hulwan,
- 7) After perusing all given documents, it is seen that captioned property having new survey number as Shivajinagar Miraj Survey No. 83/3/84/3/7, while it's old S.No. 765/3 and 766/3,
- 8) Since current borrower applied for plot purchase, but notarized agreement to sale between current owners and borrower was made available for my perusal.
- 9) From available record and on perusing documents it is seen that of **Rupali Satish Hulwan hold share of area 189.39 Sq.mtrs. PLOT NO A** have ownership of captioned property and their names **were verified** on 7/12 extracts of the said property and it is free from encumbrances Also as per online search due to some technical glitches, there could be not availability of documents in IGR website.

I found that no charge neither any adverse entry except above motioned. I presume that, all the documents made available before me for my perusal, are true and correct and

obtained from its valid source. It is an advice to obtain no encumbrance affidavit from the owner/ borrower of the said 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: -

- Search Conducted Years : **2008-2026**
- Name of the Advocate / Searcher : **ADV. SIDDHARTH S. SHAH**
- Search Report Date :

Note: Whether EC is obtained? **YES**

EC Details: -

- No. of Years EC Obtained : **18 years**
- Any Encumbrance to Specify:
- EC Applied by: **Adv. S. S. Shah**

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 that, **Rupali Satish Hulwan.** has ownership of captioned property would derive a valid, clear, marketable and unencumbered title in the property/i.es stated above except para (III) (1), (5), (6).

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co borrower -

The following original documents to be collected by ICICI HFC for creation of 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: -

- 1) Latest 7/12 extract
- 2) Copy of NA order
- 3) Copy of layout
- 4) Copy of sale deed No. 1527, dt.18/02/2025
- 5) Original sale deed No. 4650, dt.21/08/2026
- 6) Copy of mojani layout map No. 336, dt.06/09/2022
- 7) Copy of tenure conversion from Bhogwatdar Var 2 to 1 and re-grant shart removal of order No.02/2025, dt.06/02/2025
- 8) Copy of ME No. 64527
- 9) Copy of ME NO. 63562
- 10) Copy of Zone certificate No. 620/2018, dt.16/11/2018
- 11) Copy of order of sub-division of captioned property and map
- 12) NO encumbrance / litigation affidavit of owner/borrower.
- 13) Original sale deed in favour of borrower with Index II and RR

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

REMARKS (if any): -

Date :27/09/2026

Yours Faithfully

SIDDHARTH
H SUDHIR
SHAH

Digitally signed
by SIDDHARTH
SUDHIR SHAH
Date: 2026.09.28
11:24:44 +05'30'