



Adv. Manish Adam

M.com, LL.M

Flat No.23, Padmanagar Co-operative
Housing Society, New Paccha Peth
Solapur – 413006.

Email: adam.manish09@gmail.com

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Application No.	77000348943, 77000348944
APS No.	10329354

Date: 12.09.2026

To,
ICICI Home Finance Company Limited,
Solapur
Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of : ASLAM LADLESAB SHAIKH

PART I: PROPERTY DETAILS:

1. **Name of the Applicant/Borrower/s: ASLAM LADLESAB SHAIKH**
2. **Name of the Co-applicant/s: (if any): - ABBU ASLAM SHAIKH**
3. **Type of Loan: Apna Ghar Dreamz-Resale**
4. **Purpose of Loan: Purchase of Land and Construction of House**
5. **Name of the Property Owner/s – Mr. Pradip Digambar Jadhav**
6. **Description of the Property (with Boundaries):**

All that Piece and Parcel of Plot No.3 admeasuring 485.12 sq. mtrs out of New Gat/Survey No. 45 (Old Gat/Survey No.24), Situated at Kumthe, Taluka - North Solapur, Dist. – Solapur which is bounded as follow: -

East	:	Road
South	:	Plot No.2
West	:	Survey No.23
North	:	Plot No.4

Nature / Status of the Property: Non Agriculture

7. Type of Property: Residential

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

1. Draft Copy of the Sale Deed executed between Mr. Pradip Digambar Jadhav and Mrs. Tabbu Aslam Shaikh. (Photo Copy)
2. Sale Deed bearing Sr. No. 2526 dt. 26.09.1972 executed between 1.Mr. Vyankatesh Rajanna Goski 2. Mr. Jagannath Narayan Sukkh and Mrs. Droupadibai Narayan Kale. (Photo Copy)

3. Sale Deed bearing Sr. No. 6935 dt. 11.09.2012 executed between Mrs. Droupadibai Narayan Kale and Mr. Chandrashekhar Keshavrao Narayankar. (Photo Copy).
4. Sale Deed bearing Sr. No. 6609 dt. 07.10.2024 executed between Mr. Chandrashekhar Keshavrao Narayankar and Mr. Pradip Digambar Jadhav (Photo Copy).
5. Copy of the Layout. (Photo Copy).
6. 7 x 12 Extract of Plot No.3 admeasuring 485.12 sq. mtrs out of New Gat/Survey No. 45, Situated at Kumthe, Taluka - North Solapur, Dist. - Solapur. (Photo Copy).

PART III: FLOW OF TITLE OF PROPERTY

1. That I have gone through the documents mentioned in schedule – II of this report and On perusal of the khada – khod extract (6 D) containing entries from 2014 to 2026, it reveals that the said New Gat/Survey No.45 (Old Gat/Survey No.24, Situated at Kumthe, Taluka - North Solapur, Dist. - Solapur was owned and possessed by 1.Mr. Vyankatesh Rajanna Goski 2. Mr. Jagannath Narayan Sukkh.
2. That thereafter 1.Mr. Vyankatesh Rajanna Goski 2. Mr. Jagannath Narayan Sukkh has converted the New Gat/Survey No.45 (Old Gat/Survey No.24, Situated at Kumthe, Taluka - North Solapur, Dist. - Solapur into Non Agriculture for residential purposes vide its Order of the Tahsildar, North Solapur bearing No. LND/11/25/71 dt. 08/12/1971.
3. That thereafter 1.Mr. Vyankatesh Rajanna Goski 2. Mr. Jagannath Narayan Sukkh has sold the Plot No.3 admeasuring 485.12 sq. mtrs out of New Gat/Survey No. 45 (Old Gat/Survey No.24), Situated at Kumthe, Taluka - North Solapur, Dist. - Solapur to Mrs. Droupadibai Narayan Kale vide Sale Deed bearing Sr. No. 2526 dt. 26.09.1972. Accordingly such an entry to that effect has been made into the record of rights through mutation entry no. 178.
4. That thereafter Mrs. Droupadibai Narayan Kale has sold the Plot No.3 admeasuring 485.12 sq. mtrs out of New Gat/Survey No. 45 (Old Gat/Survey No.24), Situated at Kumthe, Taluka - North Solapur, Dist. - Solapur to Mr. Chandrashekhar Keshavrao Narayankar vide Sale Deed bearing Sr. No. 6935 dt. 11.09.2012 Accordingly such an entry to that effect has been made into the record of rights through mutation entry no.3290.
5. That thereafter Mr. Chandrashekhar Keshavrao Narayankar has sold the Plot No.3 admeasuring 485.12 sq. mtrs out of New Gat/Survey No. 45 (Old Gat/Survey No.24), Situated at Kumthe, Taluka - North Solapur, Dist. - Solapur to Mr. Pradip Digambar Jadhav vide Sale Deed bearing Sr. No. 6609 dt. 07.10.2024. Accordingly such an entry to that effect has been made into the record of rights through mutation entry no. 8140.
6. That Mr. Pradip Digambar Jadhav has agreed to sell the Plot No.3 admeasuring 485.12 sq. mtrs out of New Gat/Survey No. 45 (Old Gat/Survey No.24), Situated at Kumthe, Taluka - North Solapur, Dist. - Solapur to Mrs. Tabbu Aslam Shaikh.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

- Sale Deed bearing Sr. No. 6609 dt. 07.10.2024 executed between Mr. Chandrashekhar Keshavrao Narayankar and Mr. Pradip Digambar Jadhav.

PART V: OTHER PROVISIONS:

- 5.1 Whether provisions of urban land ceiling act are applicable? NA
- 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? NA
- 5.6 Whether all original documents for last 13/30 years have been scrutinized; if not give reasons? No (Not Provided)
- 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? 95 years (remaining period) – NA
- 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? NA
- 5.17 Whether POA as recorded in 5.15 is registered? NA
- 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- NA
- 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 Years: 13 yrs from 2014 to 2026
 Name of the Advocate / Searcher: Adv. Manish Adam
 Search Report Date: 12.09.2026
 Note:
- 5.21 Whether EC is obtained? NA
 EC Details: - NA
 No. of Years EC Obtained: NA
 Any Encumbrance to Specify: **No**
 EC Applied by:

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 **Mr. Pradip Digambar Jadhav** is clear has derive a valid, clear, marketable and without any encumbrance of what so ever in the property/ies stated above.

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co- Borrower **Mr. Aslam Shaikh**.

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 at the time of disbursement of the loan: -

1. Sale Deed executed between Mr. Pradip Digambar Jadhav and Mrs. Tabbu Aslam Shaikh along with its Registration Receipt and Index II. (In Original).
2. Sale Deed bearing Sr. No. 2526 dt. 26.09.1972 executed between 1.Mr. Vyankatesh Rajanna Goski 2. Mr. Jagannath Narayan Sukkh and Mrs. Droupadibai Narayan Kale along with its Registration Receipt and Index II. (In Original)
3. Sale Deed bearing Sr. No. 6935 dt. 11.09.2012 executed between Mrs. Droupadibai Narayan Kale and Mr. Chandrashekhar Keshavrao Narayankar along with its Registration Receipt and Index II. (In Original).
4. Sale Deed bearing Sr. No. 6609 dt. 07.10.2024 executed between Mr. Chandrashekhar Keshavrao Narayankar and Mr. Pradip Digambar Jadhav. along with its Registration Receipt and Index II. (In Original).
5. 7 x 12 Extract of Plot No.3 admeasuring 485.12 sq. mtrs out of New Gat/Survey No. 45, Situated at Kumthe, Taluka - North Solapur, Dist. - Solapur. (Digital/Certified).

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

1. NIL

REMARKS (if any): - NIL

Yours Faithfully,

Adv. Manish Adam



Adv. Manish Adam

M.com, LL.M

Flat No.23, Padmanagar Co-operative
Housing Society, New Paccha Peth
Solapur – 413006.
Email: adam.manish09@gmail.com
Cell: 9850165731

SEARCH REPORT

To,
ICICI Home Finance Company Limited.
Solapur.

Sub: Search and Title Verification Report in respect of Plot No.3 admeasuring 485.12 sq. mtrs out of New Gat/Survey No. 45 (Old Gat/Survey No.24), Situated at Kumthe, Taluka - North Solapur, Dist. – Solapur which is owned and possessed by Mr. Pradip Digambar Jadhav .

Sir ,

That as per the request, I have taken search of Index –II and verified the documents mentioned in Schedule II in respect of the above mentioned property in order to ascertain clear and marketable title to the aforesaid property from the office of Sub- Registrar and Tahsildar, Taluka – Pandharpur for the period of 2014 to 2026. That on perusal of the documents mentioned in schedule II, it reveals that the title of **Mr. Pradip Digambar Jadhav** is clear and marketable without any encumbrance of what so ever type.

Discription of Property

All that piece & parcel of Plot No.3 admeasuring 485.12 sq. mtrs out of New Gat/Survey No. 45 (Old Gat/Survey No.24), Situated at Kumthe, Taluka - North Solapur, Dist. – Solapur which is bounded as follow :-

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

1. That I have gone through the documents mentioned in schedule – II of this report and On perusal of the khada – khod extract (6 D) containing entries from 2014 to 2026, it reveals that the said New Gat/Survey No.45 (Old Gat/Survey No.24, Situated at Kumthe, Taluka - North Solapur, Dist. - Solapur was owned and possessed by 1.Mr. Vyankatesh Rajanna Goski 2. Mr. Jagannath Narayan Sukkh.
2. That thereafter 1.Mr. Vyankatesh Rajanna Goski 2. Mr. Jagannath Narayan Sukkh has converted the New Gat/Survey No.45 (Old Gat/Survey No.24, Situated at Kumthe, Taluka - North Solapur, Dist. - Solapur into Non Agriculture for residential purposes vide its Order of the Tahsildar, North Solapur bearing No. LND/11/25/71 dt. 08/12/1971.
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5. That thereafter Mr. Chandrashekhar Keshavrao Narayankar has sold the Plot No.3 admeasuring 485.12 sq. mtrs out of New Gat/Survey No. 45 (Old Gat/Survey No.24), Situated at Kumthe, Taluka - North Solapur, Dist. - Solapur to Mr. Pradip Digambar Jadhav vide Sale Deed bearing Sr. No. 6609 dt. 07.10.2024. Accordingly such an entry to that effect has been made into the record of rights through mutation entry no. 8140.

6. That Mr. Pradip Digambar Jadhav has agreed to sell the Plot No.3 admeasuring 485.12 sq. mtrs out of New Gat/Survey No. 45 (Old Gat/Survey No.24), Situated at Kumthe, Taluka - North Solapur, Dist. - Solapur to Mrs. Tabbu Aslam Shaikh.

Opinion

That on the basis of the documents mentioned in schedule -II of this report and on the basis of search taken by me in the office of Sub - Registrar, Pandharpur, the title of **Mr. Pradip Digambar Jadhav** is clear and marketable without any encumbrance of what so ever type.

This search and title verification report is dated 12/09/2026.

Thanking You
(Manish G. Adam)
Advocate

As per your instructions we have carried out the searches of Extract of Index-II in the Office/s of Sub-Registrar for 13 year i.e. for 2014-2026 vide Receipt No. /Challan No. MH010127371202627U/1115452780 dt.12/09/2026.

The Office of Sub-Registrar:-

2011	NIL
2012	NIL
2013	NIL
2014	NIL
2015	NIL
2016	NIL
2017	NIL
2018	NIL
2019	NIL
2020	NIL
2021	NIL
2022	NIL
2023	NIL
2024	Sale Deed bearing Sr. No. 6609 dt. 07.10.2024 executed between Mr. Chandrashekhar Keshavrao Narayankar and Mr. Pradip Digambar Jadhav
2025	NIL
2026	NIL

The Papers given to us are returned with the report.

Thanking You
(Manish G. Adam)
Advocate



CHALLAN
MTR Form Number-6



GRN	MH010127371202627U	BARCODE			Date	12/09/2026-12:02:25		Form ID		
Department Inspector General Of Registration					Payer Details					
Search Fee					TAX ID / TAN (If Any)					
Type of Payment Other Items					PAN No.(If Applicable)					
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN					Full Name		manish gourishankar adam			
Location PUNE										
Year 2026-2027 One Time					Flat/Block No.					
Account Head Details				Amount In Rs.	Premises/Building					
0030072201 SEARCH FEE				325.00	Road/Street					
					Area/Locality					
					Town/City/District					
					PIN					
					Remarks (If Any)					
					Amount In	Three Hundred Twenty Five Rupees Only				
Total				325.00	Words					
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	00040572026091245785		CPAHFZDSE5	
Cheque/DD No.					Bank Date	RBI Date	12/09/2026-12:24:03		Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID : 58649602

Mobile No. : XXXXXX5045

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

MH010127371202627U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
12 Sep 2026	Receipt	Receipt no.: 1115452780
	Name of the Applicant :	manish gourishankar adam
	Details of property of which document has to be searched :	Dist :Solapur Village :Kumathe S.No/CTS No/G.No. : 45
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH010127371202627U		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php'.		