



ADV. GAURAV S. DESHMUKH

B.COM, LLB

Off. At;

"Vaishanavi Complex" Flat no. -S4 on Second Floor, | Email:- advdeshmukhakola@gmail.com
Gaurakshan Road, Opposite MSEB Power House, | Call on:- 9028232246 / 9404092024 (W)
Tq. And Dist. Akola (MH). 444001.

LEGAL SCRUTINY REPORT

Appl. No: 77000367927

Date: 06/10/2026

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. Mohan Nagorao Ugale**.

PART I: DESCRIPTION OF APPLICANT'S AND PROPERTY.

1. Name of the Applicant/Borrower/s: Mr. Mohan Nagorao Ugale
2. Name of the Co-applicant/s(if any): Mrs. Rupali Mohan Ugale
3. Purpose of Loan: Plot+Construction
4. Name of the Property Owner/s: Mr. Sagar Gajanan Gaiki

5. Description of the Property:

That the piece and parcel land situated within the jurisdiction of Nandura Municipal Council situated at **Mauje-Nandura bu**, bearing field **Survey no. 10/1**, which is converted into non agriculture to residential use as per order passed by SDO Nandura, Vide order passed in Rev. Case. No. NAP-34/Nandura bu./7/2002-03, Dated 03/09/2002. of which Layout **Plot no. 30**, **Total Area Adm. 180.00 Sq. Mt. out of which East-West Division Southern Side Area Adm. 90.00 Sq. Mt.**; Located at Mauje- Nandura bu, Tq. Nandura And Dist. Buldhana.

Which is bounded as under:

- | | |
|----------------|----------------------------------|
| Towards East: | Plot no. 27 |
| Towards West: | 6 Mtr Layout Road |
| Towards North: | Remaining Portion of Plot no. 30 |
| Towards South: | Plot no. 29 |

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 NA Order passed by SDO Nandura, Vide order passed in Rev. Case. No. NAP-34/Nandura bu /7/2002-03, Dated 03/09/2002.
- 2) Copy of Reg. Sale Deed executed by Mr. Vitthal Gopal Navkar And 2 Others in f/o Mr. Manohar Haribhau Tayade, Bearing no. 600, Dated 04/04/2003.
- 3) Copy of Reg. Sale Deed executed by Mr. Manohar Haribhau Tayade in f/o Mr. Amol Murlidhar Mahakal, Bearing no. 598 Dated 13/02/2026.
- 4) Copy of Reg. Sale Deed executed by Mr. Amol Murlidhar Mahakal in f/o Mr. Sagar Gajanan Gayaki, Bearing no. 1767, Dated 13/05/2026.
- 5) Copy of Draft of Agreement to Sale executed by Mr. Sagar Gajanan Gaiki in f/o Mr. Mohan Nagorao Ugale and Mrs. Rupali Mohan Ugale.
- 6) Copy of Latest 7/12 extract in the name of Mr. Sagar Gajanan Gaiki.
- 7) Copy of Latest Tax Receipt in the name of Mr. Sagar Gajanan Gaiki.



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PART III: FLOW OF TITLE OF PROPERTY:

1. After perusal of the document provided by the applicant/borrower it reveals that, initially **Survey no. 10/1, total Area Adm. 1.22 HR. of Mauje- Nandura Bu.**, was in Ownership and Possessed of Mr. Vitthal Gopal Navkar And 2 Others, who then Converted same into non agriculture for residential use, Order passed by SDO Nandura and thereby formulated the layout thereon, Vide order passed in Rev. Case. No. NAP-34/Nandura bu./7/2002-03, Dated 03/09/2002.
2. Thereafter Mr. Vitthal Gopal Navkar, Mr. Pralhad Gopal Navkar and Mr. Govind Gopal Navkar executed the sale deed in f/o Mr. Manohar Haribhau Tayade; thereby sold out the **East-West Division Southern Side Area Adm. 90.00 Sq. Mt. out of the Total Area Adm. 180.00 Sq. Mt. of Plot no. 30**; Vide Reg. Sale Deed Bearing no. 600, Dated 04/04/2003.
3. Thereafter Mr. Manohar Haribhau Tayade executed the sale deed in f/o Mr. Amol Murlidhar Mahakal thereby sold out the **Plot no. 30, of which Southern Side Area Adm. 90.00 Sq. Mt.**; Vide Reg. sale deed bearing no. 598 Dated 13/02/2026.
4. Thereafter Mr. Amol Murlidhar Mahakal executed the sale deed in f/o Mr. Sagar Gajanan Gaiki, thereby sold out the **Plot no. 30, of which Southern Side Area Adm. 90.00 Sq. Mt. of the Survey no. 10/1**; Vide Reg. sale deed bearing no. 1767 Dated 13/05/2026.
5. At present Mr. Sagar Gajanan Gaiki is the sole and absolute owner and possessor of the above said **East-West Division Southern Side Area Adm. 90.00 Sq. Mt. out of the Total Area Adm. 180.00 Sq. Mt. of Plot no. 30 of survey no. 10/1**; Mauje- Nandura bu, Tq. Nandura And Dist. Buldhana, Who agreed to sold out the same to **Mr. Mohan Nagorao Ugale and Mrs. Rupali Mohan Ugale** as per Draft of Agreement to Sale.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

Mr. Sagar Gajanan Gaiki has acquired and owns the said property by Virtue of Reg. Sale deed Bearing No. 1767, Dated 13/05/2026.

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**
- 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**



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- 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: 06/10/2026
Search E-Challan No. **MH011458185202627U**
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. Mohan Nagorao Ugale** 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. Mohan Nagorao Ugale and Mrs. Rupali Mohan Ugale.**

PART VI: THE FOLLOWING ORIGINAL DOCUMENTS TO BE COLLECT FOR CREATION OF MORTGAGE ON SAID PROPERTY.

Following documents needs to be submitted at the time of disbursement of the loan:-

- 1) Copy of NA Order passed by SDO Nandura, Vide order passed in Rev. Case. No. NAP-34/Nandura bu /7/2002-03, Dated 03/09/2002.
- 2) **Certified Copy** of Reg. Sale Deed executed by Mr. Vitthal Gopal Navkar And 2 Others in f/o Mr. Manohar Haribhau Tayade, Bearing no. 600, Dated 04/04/2003.
- 3) **Original** Reg. Sale Deed executed by Mr. Manohar Haribhau Tayade in f/o Mr. Amol Murlidhar Mahakal, Bearing no. 598 Dated 13/02/2026.



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- 4) **Original** Reg. Sale Deed executed by Mr. Amol Murlidhar Mahakal in f/o Mr. Sagar Gajanan Gayaki, Bearing no. 1767, Dated 13/05/2026.
- 5) **Original** Proposed Correction deed to the sale deed no. 1767/2026. executed by Mr. Amol Murlidhar Mahakal in f/o Mr. Sagar Gajanan Gaiki.
- 6) **Original Proposed** Reg. Sale Deed executed by Mr. Sagar Gajanan Gaiki in f/o Mr. Mohan Nagorao Ugale and Mrs. Rupali Mohan Ugale.
- 7) **Original/Digital** Latest 7/12 extract in the name of Mr. Sagar Gajanan Gaiki.
- 8) **Original/Digital** Latest Tax Receipt in the name of Mr. Sagar Gajanan Gaiki.
- 9) **Equitable Mortgage** executed by Borrowers in f/o ICICIHFC.

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

PART VI:REMARKS:- Correction deed to the sale deed no. 1767/2026 is required in respect of correction in chain sale deed number as 598 Dated 13/02/2026 instated of 600, Dated 04/04/2003.

Gaurav

Shivajirao

Deshmukh

Digitally signed by
Gaurav Shivajirao
Deshmukh
Date: 2026.10.13
14:44:49 +05'30'

**Mr. Gaurav S. Deshmukh
(Advocate)**



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TITLE VERIFICATION AND SEARCH REPORT

Appl. No: 77000367927

Date: 06/10/2026

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. Mohan Nagorao Ugale
2. Name of the Property Owner/s: Mr. Sagar Gajanan Gaiki
3. Description of the Property:

That the piece and parcel land situated within the jurisdiction of Nandura Municipal Council situated at **Mauje-Nandura bu**, bearing field **Survey no. 10/1**, which is converted into non agriculture to residential use as per order passed by SDO Nandura, Vide order passed in Rev. Case. No. NAP-34/Nandura bu./7/2002-03, Dated 03/09/2002. of which Layout **Plot no. 30**, **Total Area Adm. 180.00 Sq. Mt. out of which East-West Division Southern Side Area Adm. 90.00 Sq. Mt.**; Located at Mauje- Nandura bu, Tq. Nandura And Dist. Buldhana.

Which is bounded as under:

Towards East:	Plot no. 27
Towards West:	6 Mtr Layout Road
Towards North:	Remaining Portion of Plot no. 30
Towards South:	Plot no. 29

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-	NIL
2016-	NIL
2017-	NIL
2018-	NIL
2019-	NIL
2020-	NIL
2021-	NIL
2022-	NIL
2023-	NIL
2024-	NIL
2025-	NIL
2026-	Reg. Sale Deed executed by Mr. Manohar Haribhau Tayade in f/o Mr. Amol Murlidhar Mahakal, Bearing no. 598 Dated 13/02/2026. Reg. Sale Deed executed by Mr. Amol Murlidhar Mahakal in f/o Mr. Sagar Gajanan Gaiki, Bearing no. 1767, Dated 13/05/2026.



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- 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. **MH011458185202627U**; Dated **06/10/2026**; 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
Shivajirao
Deshmukh

Digitally signed by
Gaurav Shivajirao
Deshmukh
Date: 2026.10.13
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Mr. Gaurav S. Deshmukh
Advocate



CHALLAN
MTR Form Number-6



GRN MH011458185202627U	BARCODE	Date 06/10/2026-13:36:38	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	gaurav shivajirao deshमुख
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. 00040572026100640376 CPAHITU11
Cheque/DD No.		Bank Date	RBI Date 06/10/2026-13:24:38 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 : 170312411

Mobile No. : XXXXXX2246

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 दस्त्यासाठी लागू नाही.