

PRAVIN D SANGVIKAR
ADVOCATE

"SAMADHAN", N-7, R-28, H-
 15/28, MHADA, H.I.G., CIDCO
 AURANGABAD.

MOBILE NO. 9890337164

LEGAL SCRUTINY REPORT

LAN No:

Date: 26.09.2026

To
The Credit Manager
ICICI HFC Ltd.
Aurangabad.

Dear Sir/Madam,

**Legal Scrutiny Report in respect of the file of Shri Saurabh Deepak Sharma
 and Shri Deepak Ramgopal Sharma**

Application No. 77000359469

PART I: PROPERTY DETAILS:

- 1. Name of the Applicant/Borrower/s: Shri Saurabh Deepak Sharma**
- 2. Name of the Co-applicant/s: (if any): Shri Deepak Ramgopal Sharma**
- 3. Type of Loan: HL**
- 4. Purpose of Loan: Resale purchase**
- 5. Name of the Property Owner/s: Shri Sunit Sureshrao Tejrao**
- 6. Description of the Property (with Boundaries):**

All that piece and parcel of **Flat No. F-4**, admeasuring 90.80 sq. mtrs. on known as "JABINDA RESIDENCY". on CTS No. 20755 (previously Survey No. 33), located at Shahnoorwadi, within the municipal limits of Aurangabad Municipal Corporation, Taluka & District Aurangabad bounded as under:

East: Road

West: Flat No. F-1

South: Flat No. F-3

North: Road

- 7. Nature / Status of the Property: Residential**
- 8. Type of Property: Free Hold**

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

- 1. Copy of Property Card (Malmatta Patrak) for CTS No. 20755 in the name of**
- 2. Copy of Development Agreement No. AGG-5-1016 dated 06.02.2010 executed by
 Smt. Arjunkaur Tarasing Jabinda in favor of M/s. Onkar Builders**

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3. Copy of Irrevocable General Power of Attorney No. AGG-5-1017 dated 06.02.2010 executed by Smt. Arjunkaur Tarasing Jabinda in favor of Shri. Narendrasing T. Jabinda & Shri. Rajendrasingh T. Jabinda
4. Copy of Correction Deed No. AGG-5-1019 dated 06.02.2010 executed by Smt. Arjunkaur Tarasing Jabinda in favor of M/s. Onkar Builders
5. Copy of Deed of Declaration No. 1016/2011 dated 04.02.2011 executed by Smt. Arjunkaur Tarasing Jabinda (through GPA Holders) for 'JABINDA RESIDENCY'
6. Copy of Sale Deed No. No. AGG/02/6744/2013 dated 19.11.2013 executed by Smt. Arjunkaur Tarasing Jabinda (through GPA Holders) M/s. Onkar Builders (represented by her sons, Narendrasing and Rajendrasingh Jabinda) in favor of Shri Sunit Sureshrao Tejraro
7. Draft copy of Issarpavati executed by Shri Sunit Sureshrao Tejraro in favor of Shri Saurabh Deepak Sharma and Shri Deepak Ramgopal Sharma dated 26/09/2026.

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

1. The land bearing Survey No. 33, admeasuring 5 Acres 12 Gunthas, situated at Shahnoorwadi, Aurangabad, was originally owned by Shri. Tarasing Tahalsing Jabinda since prior to 1953, as recorded in the Khasara Patrak.
2. That, on 18.03.1991, the Collector of Aurangabad issued a Non-Agricultural (NA) conversion order (No. MASHA/ KARYASAN/ 2/ JAMIN 1/ AKRISHI/ C.R./ 56/ 90 KAVI 553) for an area of 20280.00 sq. mtrs. of the said land in favor of Shri. Tarasing Tehelsing Jabinda.
3. That, in 2003, the land was surveyed under the City Survey scheme and assigned CTS No. 20755, admeasuring 21200.00 sq. mtrs. A new Property Record (P.R.) Card was opened in the name of Shri. Tarasing Tahalsing Jabinda vide order No. NABHU/S.R./592/03 dated 27.05.2003.
4. That, after the demise of Shri. Tarasing Tehelsing Jabinda on 04.08.2004, the property was transferred to his wife and sole legal heir, Smt. Arjunkaur Tarasing Jabinda. Her name was mutated in the P.R. Card of CTS No. 20755 on 10.09.2004.
5. That, on 06.02.2010, Smt. Arjunkaur Tarasing Jabinda, the owner, entered into a registered Development Agreement (Doc No. AGG-5-1016) with M/s. Onkar Builders (represented by her sons, Narendrasing and Rajendrasingh Jabinda) for the development of a portion of the land admeasuring 3800.00 sq. mtrs.
6. That, contemporaneously, she executed a registered Irrevocable General Power of Attorney (Doc No. AGG-5-1017) dated 06.02.2010, authorizing Shri. Narendrasing T.

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Jabinda and Shri. Rajendrasingh T. Jabinda to manage, develop, and sell the units constructed on the property.

7. That, the Aurangabad Municipal Corporation granted construction permission via Commencement Certificate No. 824/2009-10 (File No. 565/17/2009-10) dated 14.10.2010 to the Developer.
8. That, the owner, through her GPA Holders, executed a Deed of Declaration (Doc No. 1016/2011) on 04.02.2011, establishing a condominium named "JABINDA RESIDENCY" under the Maharashtra Apartment Ownership Act, 1970.
9. It appears from record that, Shri Sunit Sureshrao Tejrao purchased Flat No. F-4, admeasuring 90.80 sq. mtrs. on known as "JABINDA RESIDENCY" from M/s. Onkar Builders (represented by her sons, Narendrasingh and Rajendrasingh Jabinda) by executing Sale Deed No. No. AGG/02/6744/2013 dated 19.11.2013 and becomes owner.
10. That, Shri Saurabh Deepak Sharma and Shri Deepak Ramgopal Sharma wants to purchase Flat No. F-4, admeasuring 90.80 sq. mtrs. on known as "JABINDA RESIDENCY" from Shri Sunit Sureshrao Tejrao but register Sale Deed is yet to be executed.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

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? **Not Produce before me**
- 5.6 Whether all original documents for last 13/30 years have been scrutinized; if not give reasons? **Yes 13 Years**
- 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? **NA** (remaining period)

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- 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, it is applicable**
- 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? **NA**
- 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 **NA**
- 5.20 Whether Search Report is obtained and submitted? **Yes**
 Search Report Details: -
 Search Conducted Years: **2014 to 2026**
 Name of the Advocate / Searcher: **Adv. Pravin D. Sangvikar**
 Search Report Date: **26.09.2026**
 Note:
- 5.21 Whether EC is obtained? **No**
 EC Details: **No**
 No. of Years EC Obtained:
 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

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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./Ms **Shri Sunit Sureshrao Tejrao** as has/would derive a valid, clear, marketable and unencumbered title 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./Ms. **Shri Saurabh Deepak Sharma and Shri Deepak Ramgopal Sharma** as the following original documents to be collected by ICICI HFC for creation of registered/equitable mortgage of the said property: -

The following documents needs to be submitted prior to disbursal of loan/at the time of disbursement of the loan: -

1. Original Sale Deed No. No. AGG/02/6744/2013 dated 19.11.2013 executed by Smt. Arjunkaur Tarasing Jabinda (through GPA Holders) M/s. Onkar Builders (represented by her sons, Narendrasing and Rajendrasingh Jabinda) in favor of Shri Sunit Sureshrao Tejrao
2. Draft copy of Issarpavati executed by Shri Sunit Sureshrao Tejrao in favor of Shri Saurabh Deepak Sharma and Shri Deepak Ramgopal Sharma dated 26/09/2026.

Following document are required for post disbursal

1. Original Register Sale Deed to be executed by Shri Sunit Sureshrao Tejrao in favor of Shri Saurabh Deepak Sharma and Shri Deepak Ramgopal Sharma.

PRAVIN
DILIPRAO
SANGVIKAR

Digitally signed by PRAVIN
 DILIPRAO SANGVIKAR
 Issued by SignX
 sub-CA for Class 3 Individual 2022

Adv. Pravin D. Sangvikar

Note: - (It is presumed that documents and information submitted is genuine and present report is prepared as per the best of our know ledge, ability and on the basis of documents submitted and instructions given to us and record on the IGR website, if any loss suffered due to unavailable entries and corrupted files in the computer system/website of igrmaharashtra.gov.in, We should not be held responsible.

We do not claim any authenticity of the information which is out of our reach or kept deliberately out of our reach or the authenticity of the record, except Person/Bank/Financial Institution etc demanding no Person/Bank/Financial Institution etc including Person/Bank/Financial Institution etc claiming through it can claim the opinion.

It is exclusively prepared for the Person/Bank/Financial Institution etc demanding herein. In the process of legal verification of documents, we have relied upon the veracity of contents of documents and have assumed the identity and signatures of the parties, Govt. officers/officials to deeds,

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documents etc as authentic. All the documents are returned herewith without keeping copies of it,
if any further clarification is required, Please Check and Confirm the Sanction Plan of Building Floor and Completion if there is any Duplication found in both Sanction Plan of Building Floor and Completion, I am not liable for the same.

PRAVIN
DILIPRAO
SANGVIKAR

Digitally signed by PRAVIN
DILIPRAO SANGVIKAR
Issued by SignX
sub-CA for Class 3 Individual 2022

Adv. Pravin D. Sangvikar