

TO

Date : 19/09/2026

ICICI HFC Ltd.

Br. Sangli

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of SHRI. ABHIJIT SURGONDA PATIL_(App no 77000357934)

PART I: PROPERTY DETAILS:

1. Name of the Applicant/Borrower/s: SHRI. ABHIJIT SURGONDA PATIL
2. Name of the Co-applicant/s: (if any): - SURGONDA RAMGONDA PATIL & BHARTI SURGONDA PATIL
3. Type of Loan: LAP
4. Purpose of Loan: - LAP
5. Name of the Property Owner/s: -): SHRI. SURGONDA RAMGONDA PATIL

1) Description of the Property (with Boundaries):

All the Piece and Parcel Of Land bearing Old S No. 432/1 newly numbered as S No. 152/1 out of it plot no. 51 having area adm. 277.50 sq. mtrs situated in Kupwad, within the limits of SMKC, Sangli, Taluka- Miraj, District- Sangli. This is collectively bounded as follows:

Towards east:- Plot No. 50

Towards west:- Plot No. 52

Towards north:- Road

Towards south:- Plot No. 58 & 59

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

2) 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. Copy of 7x12 Extract
2. Copy of NA order
3. Copy of gunthewari certificate (revised)
4. Copy of gunthewari map (revised)
5. Copy of sale deed dated 14/09/1995 bearing R No. 1639
6. Copy of sale deed dated 07/01/2026 bearing R No. 80

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

1. From the available record it appears that, entire land property with Old S No. 432/1 newly numbered as S No. 152/1 having area adm. H 3.05.00 Arr out of it area adm. H 0.03.00 Arr was agricultural land owned by late. Laxman Gopal Mulik as his self-acquired property, he purchased the same vide sale deed dated 14/09/1995 bearing R No. 1639 from Shri. Ramesh Shankarrao Vhanmore and 3 others. Since the time the owner enjoying the property.
2. It further appears that, after the demise of late. Laxman Gopal Mulik the names of his legal heirs Sima Laxman Mane, Kiran Laxman Mulik, Indubai Laxman Mulik and Anandrao Laxman Mulik was entered into records by M E No. 53293.
3. It further appears that, Kiran Laxman Mulik & others applied for gunthewari regulation to local authority SMKC, Sangli for his share out of purchased area, in pursuance of it authority issued gunthewari regulation certificate dated 10/03/2025 (revised), as per gunthewari map (revised) said piece of land was identified as Plot No. 51 having area adm. 277.50 sq. mtrs. Said land was also converted into NA use by order of Upper Tahasildar, Miraj dated 14/07/2025 bearing order no. SR/17/2025. Accordingly the name of Kiran Laxman Mulik & 3 others was entered into records by ME No. 53293.
4. It further appears that, Kiran Laxman Mulik & 3 others sold Old S No. 432/1 newly numbered as S No. 152/1 out of it plot no. 51 having area adm. 277.50 sq. mtrs vide sale deed dated 07/01/2025 bearing R No. 80 to Shri. Surgonda Ramgonda Patil vide sale deed dated 07/01/2026 bearing R No. 80. Accordingly the name of purchaser was entered into records by ME No. 54044.
5. It further appears that, from the documents made available before me the title of Shri. Surgonda Ramgonda Patil over Old S No. 432/1 newly numbered as S No. 152/1 out of it plot no. 51 having area adm. 277.50 sq. mtrs from above captioned property is appears to be valid and legal.

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 ;, ***However Xerox Copies Are Made Available.***

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? YES

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: 2014-2026

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:13 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 **SHRI. SURGONDA RAMGONDA PATIL** would derive a valid, clear, marketable and unencumbered title in the property/i.es stated above.

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 7x12 Extract
- 2) Copy of NA order
- 3) Original gunthewari certificate (revised)
- 4) Copy of gunthewari map (revised)
- 5) Original sale deed dated 14/09/1995 bearing R No. 1639
- 6) Original sale deed dated 07/01/2026 bearing R No. 80 with Index II and RR
- 7) No encumbrance /No litigation affidavit of present owner

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

REMARKS (if any):

Date : 19/09/2026

Yours Faithfully

**SIDDHARTH
H SUDHIR
SHAH** Digitally signed
by SIDDHARTH
SUDHIR SHAH
Date: 2026.09.19
20:51:05 +05'30'