

LEGAL SCRUTINY REPORT

NAME OF APPLICANT

Sana Kausar Shaikh Tausif



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LEGAL SCRUTINY REPORT

Application No.- 77000340663

Date: 22/08/2026

To,

ICICI Home Finance Company Ltd.

Branch Jalgaon

Dear Sir/ Madam,

Legal Scrutiny Report in respect of the file of **Sana Kausar Shaikh Tausif**

PART I: PROPERTY DETAILS

1	Name of the Applicant/Borrower/s	Sana Kausar Shaikh Tausif
2	Name of the Co-Applicant/s: (if any)	-----
3	Type of Loan:	Regular HL Builder Purchase
4	Purpose of Loan:	-----
5	Name of the Property Owner/s: (Propose)	Shantilal Tarachand Bothra
6	Description of the Property (with Boundaries):	
	All piece and parcel of Plot No. 32/33/34/1 (Block No. 4) admeasuring area 84.00 Sq. Mtr. out of Gat No. 748 of Chopda, Tal. Chopda & Dist. Jalgaon.	
	The Property is bounded as :	
	East	9 Mtr. Road
	West	Plot No.41
	North	Plot No.37
	South	Plot No.39
7	Nature / Status of the Property:	Freehold
8	Type of Property:	Block

PART II: LIST OF DOCUMENTS SUBMITTED BEFORE ME/US FOR SCRUTINY AND LEGAL OPINION

Sr. No.	Date & Document No.	Name of Documents	Whether Original/ Photocopy / Certified
1.	30/05/2005 D. No. 1851	Sale Deed	Photocopy
2.	31/01/2005 D. No. 285	Agreement to Sale	Photocopy
3.	13/05/2026	7/12 Extract	Photocopy
4.	16/12/2025	Mutation Entries	Photocopy

5.	23/07/2019	N. A. Order	Photocopy
6.	26/06/2019	Demarcated Layout	Photocopy
7.	25/11/2021	Amalgamation & Sub-Division Plan	Photocopy
8.	22/10/2022	Commencement Certificate	Photocopy
9.	22/10/2022	Approved Plan	Photocopy

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

A.	Property previously own by Govardhan Chaitram Chaudhari
B.	As Per M. E. No. 15549 on dated 30/12/2003 Govardhan Chaitram Chaudhari Mortgage above property i.e. All piece and parcel of Gat No. 748 admeasuring area H 2=59 R & Other Gats of Chopda, Tal. Chopda & Dist. Jalgaon, for Loan amount Rs 50,000/-to State Bank of India On dated 26/12/2003
C.	As Per M. E. No. 16465 on dated 25/09/2004 Govardhan Chaitram Chaudhari Released above property i.e. All piece and parcel of Gat No. 748 admeasuring area H 2=59 R & Other Gats of Chopda, Tal. Chopda & Dist. Jalgaon, by re-payment of Loan amount Rs 50,000/-to State Bank of India By Re-Conveyance Deed No. 3680 on dated 24/09/2004
D.	As Per M. E. No. 16466 on dated 25/09/2004 Govardhan Chaitram Chaudhari Mortgage above property i.e. All piece and parcel of Gat No. 748 admeasuring area H 2=59 R of Chopda, Tal. Chopda & Dist. Jalgaon, for Loan amount Rs 6,50,000/-to Mahavir Nagari Sahakari Patpedhi Ltd. On dated 24/09/2004
E.	As Per M. E. No. 17090 on dated 01/02/2005 Govardhan Chaitram Chaudhari Made & Register Agreement to Sale of above property i.e. All piece and parcel of Gat No. 748 admeasuring area H 2=59 R of Chopda, Tal. Chopda & Dist. Jalgaon, for Consideration amount Rs 4,90,000/-to Shantilal Tarachand Bothra By Agreement to Sale No. 285 on dated 31/01/2005
F.	As Per M. E. No. 17513 on dated 04/06/2005 Govardhan Chaitram Chaudhari Sold above property i.e. All piece and parcel of Gat No. 748 admeasuring area H 2=59 R of Chopda, Tal. Chopda & Dist. Jalgaon, for Consideration amount Rs 4,90,000/-to Shantilal Tarachand Bothra By Sale Deed No. 1851 on dated 30/05/2005
G.	As Per M.E. No. 30279 on dated 07/01/2014 Shantilal Tarachand Bothra Mortgage above property i.e. All piece and parcel of Gat No. 748 admeasuring area H 2=59 R of Chopda, Tal. Chopda & Dist. Jalgaon, for Loan amount Rs 20,00,000/-to Mahavir Nagari Sahakari Patpedhi Ltd. By Mortgage Deed No. 89 on dated 06/01/2014
H.	As Per M.E. No. 30281 on dated 07/01/2014 Shantilal Tarachand Bothra Mortgage above property i.e. All piece and parcel of Gat No. 748 admeasuring



	area H 2=59 R of Chopda, Tal. Chopda & Dist. Jalgaon, for Loan amount Rs 20,00,000/-to Mahavir Nagari Sahakari Patpedhi Ltd. By Mortgage Deed No. 90 on dated 06/01/2014
I.	Thereafter Shantilal Tarachand Bothra Obtain Demarcated Layout from by Hon'ble Assistant town Planner, Municipal Council, Chopda on dated 26/06/2019 regarding of Gat No. 748 of Chopda, Tal. Chopda & Dist. Jalgaon & converted above Gat into Plots.
J.	As Per M. E. No. 40913 on dated 22/07/2019 Shantilal Tarachand Bothra Released above property i.e. All piece and parcel of Gat No. 748 admeasuring area H 2=59 R of Chopda, Tal. Chopda & Dist. Jalgaon, by re-payment of Loan amount Rs. 6,50,000 Mortgage dated 24/09/2004 Rs. 20,00,000 Mortgage dated 06/01/2014 Rs. 20,00,000 Mortgage dated 06/01/2014 Total = 46,50,000/- to Mahavir Nagari Sahakari Patpedhi Ltd. By Re-Conveyance Deed No. 3311 on dated 17/07/2019
K.	Thereafter Shantilal Tarachand Bothra obtain Permission for SANAD u/s 44 of MLRC Act, 1966 from by Hon'ble Tahasildar, Chopda by an Order No. JAMIN-1/KAVI/398/2019 on dated 23/07/2019 regarding of Gat No. 748 of Chopda, Tal. Chopda & Dist. Jalgaon
L.	As per Amalgamated & Sub-Division Plan Shantilal Tarachand Bothra Amalgamated & Sub-Division of above property i.e. All piece and parcel of Plot No. 32,33,34 as Plot No. 32 to 34/1 to 32 to 34/4 out of Gat No. 748 of Chopda, Tal. Chopda & Dist. Jalgaon with permission of Municipal Council, Chopda. On dated 25/11/2021
M.	Thereafter, Shantilal Tarachand Bothra obtains Commencement Certificate and approved plan regarding said property from Chopda Municipal Council, on dated 22/10/2022.
N.	As per Report from CERSAI, above property is not registered in the Central Registry of Securitization Asset Reconstruction and Security Interest of India.

PART IV: EVIDENCE OF THE TITLE OF THE PROPERTY.

Sale Deed executed by Govardhan Chaitram Chaudhari in favour of Shantilal Tarachand Bothra.

PART V: OTHER PROVISIONS:

Serial	Other Provisions	Yes/No	Remarks, If necessary
5.1	Whether provisions of urban land ceiling act are applicable?	NO	Nil
5.2	Whether any property/ies intend to be given as security is subject to any minor's claim/share?	NO	Nil
5.3	Whether the property is affected by any revenue and tenancy regulations; if yes then to what extent?	NO	Nil
5.4	Whether the user land has been converted into Non-Agricultural for Residential use by the order of the competent Authority?	YES	Nil
5.5	Whether up to date tax/land revenue has been paid in respect of the property?	YES	Nil
5.6	Whether all original documents for last 13/30 years have been scrutinized; if not give reasons?	YES	Nil
5.7	Whether required documents are available for creating mortgage?	YES	Nil
5.8	Whether all the previous owners of the property had the right and competency to transfer the property?	YES	Nil

5.9	Whether the proposed mortgage by deposit of title deeds is possible?	YES	Nil
5.10	What is the tenure of the land; if it is leased? _____ years (remaining period)	N/A	Nil
5.11	Whether the land is Adivasi (tribal) land?	NO	Nil
5.12	Whether the land /property are joint family property?	NO	Nil
5.13	Whether SARFAESI Act applicable?	YES	Nil
5.14	Is land/property/flat being subject to any reservations /acquisitions/requisitions?	NO	Nil
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	Nil
5.16	Whether the said POA holder has/had authority to sell the property under POA?	N/A	Nil
5.17	Whether POA as recorded in 5.15 is registered?	N/A	Nil
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	Nil
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	Nil
5.20	Whether Search Report is obtained and submitted?	YES	Nil
	Search Report Details: - Search Conducted Years : 2014-2026 (13 YEARS) Name of the Advocate / Searcher : ADV. RAHUL ZAWAR Search Report Date : 22/08/2026 Note : NIL		
5.21	Whether EC is obtained? _____	N/A	Nil
	EC Details: - No. of Years EC Obtained: Any Encumbrance to Specify: EC Applied by	N/A	Nil

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 the title of the intending borrower **Sana Kausar Shaikh Tausif is/are clear, clean and marketable after Registered sale deed regarding above property with Shantilal Tarachand Bothra.**

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co borrower **Sana Kausar Shaikh Tausif.**

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 prior to disbursal of loan/at the time of disbursement of the loan			
Sr. No.	Date of Document	Name of Documents	Whether Original/ Photocopy
1.	-----	Sale Deed Executed by Shantilal Tarachand Bothra in favor of Sana Kausar Shaikh Tausif with R.R.	Original
2.	30/05/2005 D. No. 1851	Sale Deed with R.R.	Photocopy
3.	31/01/2005 D. No. 285	Agreement to Sale with R.R.	Photocopy
4.	13/05/2026	7/12 Extract	Digital /Certified
5.	Fresh	7/12 Extract	Digital /Certified
6.	16/12/2025	Mutation Entries	Digital/Certified /Photocopy
7.	23/07/2019	N. A. Order	Photocopy
8.	26/06/2019	Demarcated Layout	Photocopy
9.	25/11/2021	Amalgamation & Sub-Division Order	Photocopy
10.	25/11/2021	Amalgamation & Sub-Division Plan	Photocopy
11.	22/10/2022	Commencement Certificate	Photocopy
12.	22/10/2022	Approved Plan	Photocopy
Following documents are required post disbursal :			
NIL			
REMARKS (if any):			
NIL			

Hence this report.



RRZaware
Rahul R. Zaware
Advocate & Notary