



FLAIRNETIC ADVOCATES

Office No.1A, Third Floor, Kalyani Capital Building, CTS No. 554, N. C. Kelkar Marg, Narayan Peth, Pune 411030
Mobile: 9890999500 and 7391000239, Email: ddnyanada@yahoo.co

Ref / Application No. 77000333326

Date: 14/08/2026

LEGAL SCRUTINY REPORT

To,

ICICI HFC Ltd.,

Shivaji Nagar, Pune-05,

Dear Sir/ Madam,

Legal Scrutiny Report in respect of the File of MR. AKSHAY PRAMOD ULHE

PART I: PROPERTY DETAILS:

1. Name of the Applicant/Borrower/s: **MR. AKSHAY PRAMOD ULHE**
2. Name of the Co-applicant/s: (If any): **MR. PRAMOD RAMBHAU ULHE AND MR. VINOD RAMBHAU ULHE**
3. Type of Loan: LAP
4. Purpose of Loan: Seld construction
5. Name of the Mortgagor: **MR. PRAMOD RAMBHAU ULHE AND MR. VINOD RAMBHAU ULHE**
6. Description of the Property (With Boundaries):

All the Piece and Parcel of Property Being Land bearing private Plot NO. 5A area admeasuring 00 H 01 R, out of bearing Survey NO. 8 Hissa NO. 4/1 totally admeasuring 00 H 46 R, Situated at Village- Maharshi Karve Nagar, Taluka-Haveli, District-Pune, within the limit of PMC.

And Bounded as Follows:



FLAIRNETIC ADVOCATES

Office No.1A, Third Floor, Kalyani Capital Building, CTS No. 554, N. C. Kelkar Marg, Narayan Peth, Pune 411030
Mobile: 9890999500 and 7391000239, Email: ddnyanada@yahoo.co

EAST: By Private Plot no. 5B out of same survey NO.

WEST: By Private Plot NO. 4a out of same survey NO.

NORTH: By property owned by Mr. Kulkarni.

SOUTH: By 10 ft road

(Herein referred as Said Land/ Property).

7. Nature/ Status of the Property: Freehold

8. Type of Property: Residential

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

(SPECIFY THE DOUCMENTS ARE ORIGINAL OR XEROX)

1. Copy of Sale Deed dated 12/10/1989 (Old reg NO. HVL-01/15342/1989) (New reg. No. HVL-2612/1991) executed between Mr. Dashrath Baban Mokate, Mr. Ramchandra Baban Mokate, Mr. Macchindra Baban Mokate and Mr. Vilas Baban Mokate (therein referred as Vendor) and Mr. Pramod Rambhau Ulhe And Mr. Vinod Rambhau Ulhe (therein referred as Purchaser).
2. Copy of Mutation Entry NO 1273, 642, 667, 1331, 548, 1782, 7195
3. Copy of 7/12 extract bearing name of Mr. Pramod Rambhau Ulhe And Mr. Vinod Rambhau Ulhe

NARRATION OF TITLE FLOW:

1. We have perused aforesaid deed and document and we find that Mr. Yashwanta Bhimaji Barate was the owner of Land bearing Survey NO. 8 Hissa NO. 4 totally admeasuring 00 H 46 R, Situated at Village-Karve Nagar, Taluka-Haveli, District-Pune, within the limit of PMC. **(Said Entire land)**
2. We find that thereafter Mr. Yashwanta Bhimaji Barate expired on 14/01/1939, leaving behind his legal heirs namely widow- Mrs. Thakubai Yashwanta Barate. Same has been recorded on Revenue Record vide M.E. NO. 548
3. We find that thereafter, Mrs. Thakubai Yashwanta Barate Anusayabai Somnath Karpe and Lilabai Yashwant Barate through natural Gaudian Mother Mrs. Thakubai Yashwanta



FLAIRNETIC ADVOCATES

Office No.1A, Third Floor, Kalyani Capital Building, CTS No. 554, N. C. Kelkar Marg, Narayan Peth, Pune 411030
Mobile: 9890999500 and 7391000239, Email: ddnyanada@yahoo.co

- Barate availed Loan from Mr. Bhau Mhadu Wanjale same has been repaid and accordingly the effect of same was recorded on Revenue Record vide M.E. NO. 667.
4. We find that thereafter Mrs. Thakubai Yashwanta Barate expired on 06/01/1970 leaving behind her legal heirs namely two Daughter- Anusayabai Somnath Karpe and Lilabai BabanMokate. And as per Application dated 13/12/1971, name of Lilabai BabanMokate was recorded on revenue record.
 5. We find that thereafter vide Application dated 13/12/1971, the name of Anusayabai Somnath Karpe was deleted from the Record and name of Lilabai Baban Mokate was recorded as owner. Accordingly the effect of same has been recorded on revenue record vide M.E. no. 1331
 6. We find that thereafter, Lilabai BabanMokate transferred the said entire Land in favor of Mr. Dashrath Baban Mokate, Mr. Ramchandra Baban Mokate, Mr. Machindra Baban Mokate and Mr. Vilas Baban Mokate Accordingly the effect of same has been recorded on revenue record vide M.E. no. 1782.
 7. WE find that thereafter, vide Sale Deed dated 12/10/1989 (Old reg NO. HVL-01/15342/1989) (New reg. No. HVL-2612/1991) Mr. Pramod Rambhau Ulhe And Mr. Vinod Rambhau Ulhe purchased Land bearing private Plot NO. 5A area admeasuring 00 H 01 R, out of bearing Survey NO. 8 Hissa NO. 4 totally admeasuring 00 H 46 R, Situated at Village-Karve Nagar, Taluka-Haveli, District-Pune, within the limit of PMC. **(Said land)** from Mr. Dashrath Baban Mokate, Mr. Ramchandra Baban Mokate, Mr. Machindra Baban Mokate and Mr. Vilas Baban Mokate, same has been recorded on Revenue Record vide M.E. No.7195
 8. **We find from Revenue Record Survey NO. has been changed from Survey NO. 8 Hissa NO. 4 to Survey NO. 8 Hissa No. 4/1. However we have not verified Mutation Entry for change in survey NO. This report is submitted subject to verification of same.**
 9. **We have not verified Sanctioned Plan, N.A order and Building permission granted by competent authority. We have been informed that by the ICICI HFC Ltd. That as per its internal Policy, N.A order and Building permission by competent Authority, are waived by said institution, however this report is submitted subject to the same.**



FLAIRNETIC ADVOCATES

Office No.1A, Third Floor, Kalyani Capital Building, CTS No. 554, N. C. Kelkar Marg, Narayan Peth, Pune 411030
Mobile: 9890999500 and 7391000239, Email: ddnyanada@yahoo.co

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

1. Copy of Sale Deed dated 12/10/1989 (Old reg NO. HVL-01/15342/1989) (New reg. No. HVL-2612/1991) executed between Mr. Dashrath Baban Mokate, Mr. Ramchandra Baban Mokate, Mr. Macchindra Baban Mokate and Mr. Vilas Baban Mokate (therein referred as Vendor) and Mr. Pramod Rambhau Ulhe And Mr. Vinod Rambhau Ulhe (therein referred as Purchaser).
2. Copy of Mutation Entry NO 1273, 642, 667, 1331, 548, 1782, 7195
3. Copy of 7/12 extract bearing name of Mr. Pramod Rambhau Ulhe And Mr. Vinod Rambhau Ulhe

PART V: OTHER PROVISIONS:

- 5.1. Whether Provisions of Urban Land Ceiling act are applicable? N.A.
- 5.2. Whether any property/ies intends 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 competent authority? Yes
- 5.5. Whether up to date tax/Land revenue has been paid in respect of the Property? N.A
- 5.6. Whether all original Documents for Last 13 years have been scrutinized; if not give reason? 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 competent 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? N.A.
- 5.11. Whether the Land is Adivasi (tribal) Land? N.A.



FLAIRNETIC ADVOCATES

Office No.1A, Third Floor, Kalyani Capital Building, CTS No. 554, N. C. Kelkar Marg, Narayan Peth, Pune 411030
Mobile: 9890999500 and 7391000239, Email: ddnyanada@yahoo.co

- 5.12. Whether the Land/ Property are Joint Family Property? N.A.
- 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 Favor of the loan application? No
- 5.16. Whether the said POA holder has/ Had authority to Sell the Property under POA? N.A.
- 5.17. Whether POA as recorded in 5.15 is Registered? N.A.
- 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 N.A. Order issued by collector of a Concern district or Residential Zone is Required.
- 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 to obtained such permission; and any premium payable to the Authority upon such transfer: N.A.**
- 5.20. Whether Search Report is obtained and submitted? YES

Search Report Details:

SearchConductedYears:13 years (from 2014 to 2026)

Name of the Advocate/Searcher: Adv. Dnyanada Dangal

Search Report Date: 10/08/2026

Note: We have conducted the online search for the said property on the 'igrmaharashtra.gov.in' site for the period of last 13 years vide Challan no. MH007614834202627U and Receipt no.: 1115339587 **dated 10/08/2026**. All the registered transactions related to flow of title is reflected during the Search.

We have not come across any adverse entry during our Search as per the record available on the said site



FLAIRNETIC ADVOCATES

Office No.1A, Third Floor, Kalyani Capital Building, CTS No. 554, N. C. Kelkar Marg, Narayan Peth, Pune 411030
Mobile: 9890999500 and 7391000239, Email: ddnyanada@yahoo.co

5.21. Whether EC is obtained? NO

EC Details:

NO. of Years EC obtained: NA

Any Encumbrance to Specify: NA

EC Applied by:NA

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 equitable mortgage and the documents of title referred to above are perfect evidence of the title and that if the said equitable mortgage is created in the manner required by law, it would satisfy the requirements of creation of equitable Mortgage.

1. I/We further clarify that **MR. PRAMOD RAMBHAU ULHE AND MR. VINOD RAMBHAU ULHE** are the owners of said property and **have** Clear and marketable title to the same, as mentioned above.
2. The Mortgage if created will be available to ICICI HFC for the liability of the intending Borrower/ co-Borrower **MR. PRAMOD RAMBHAU ULHE AND MR. VINOD RAMBHAU ULHE**.

The following original document to be collected by ICICI HFC for creating of equitable mortgage of the said Property:

FOLLOWING DOCUMENTS NEED TO BE SUBMITTED PRIOR TO DISBURSAL OF LOAN

Disbursement of the loan:

1. Original Sale Deed dated 12/10/1989 (Old reg NO. HVL-01/15342/1989) (New reg. No. HVL-2612/1991) executed between Mr. Dashrath Baban Mokate, Mr. Ramchandra Baban Mokate, Mr. Macchindra Baban Mokate and Mr. Vilas Baban Mokate (therein



FLAIRNETIC ADVOCATES

Office No.1A, Third Floor, Kalyani Capital Building, CTS No. 554, N. C. Kelkar Marg, Narayan Peth, Pune 411030
Mobile: 9890999500 and 7391000239, Email: ddnyanada@yahoo.co

referred as Vendor) and Mr. Pramod Rambhau Ulhe And Mr. Vinod Rambhau Ulhe (therein referred as Purchaser).with Index II & R.R.

2. Copy of **Mutation Entry for change in survey NO. 8 Hissa NO. 4 to Survey NO. 8 Hissa No. 4/1.**
3. Certified Copy of Latest 7/12 extract bearing name of Mr. Pramod Rambhau Ulhe And Mr. Vinod Rambhau Ulhe.
4. copy of Latest Electricity Bill/ Property tax paid receipt in name of Mr. Pramod Rambhau Ulhe And/or Mr. Vinod Rambhau Ulhe.

Post Disbursement:

1. **Copy of index II of Notice of Intimation to be executed between Mr. Pramod Rambhau Ulhe And Mr. Vinod Rambhau Ulhe (therein referred as Mortgagor) and ICICI HFC Limited (therein referred as Mortgagee)**

REMARKS (IF ANY): The Above Legal Report is Subject to Document Verification.

ENTRIES FOUND DURING THE IGR SEARCH ARE AS UNDER

Sub-Registrar office at Haveli (13 Years): -

Year	Particulars
2014	NIL
2015	NIL
2016	NIL
2017	NIL
2018	NIL
2019	NIL
2020	NIL
2021	NIL
2022	NIL
2023	NIL



FLAIRNETIC ADVOCATES

Office No.1A, Third Floor, Kalyani Capital Building, CTS No. 554, N. C. Kelkar Marg, Narayan Peth, Pune 411030
Mobile: 9890999500 and 7391000239, Email: ddnyanada@yahoo.co

2024	NIL
2025	NIL
2026	NIL

PLACE: Pune

DATE: 14/08/2026

Your Faithfully,

For Flairnetic Advocates