

LEGAL SCRUTINY REPORT

NAME OF APPLICANT

Shamdeo Rajaram Rathod



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LEGAL SCRUTINY REPORT

Application No.- 77000286318

Date: 04/06/2026

To,

ICICI Home Finance Company Ltd.

Branch Jalgaon

Dear Sir/ Madam,

Legal Scrutiny Report in respect of the file of **Shamdeo Rajaram Rathod**

PART I: PROPERTY DETAILS

1	Name of the Applicant/Borrower/s	Shamdeo Rajaram Rathod
2	Name of the Co-Applclicant/s: (if any)	-----
3	Type of Loan:	Builder Purchase
4	Purpose of Loan:	-----
5	Name of the Property Owner/s:	1. Sunita Rajendra Mahajan 2. Ravindra Raghunath Shinde
6	Description of the Property (with Boundaries):	
	All piece and parcel of Block No. 2 admeasuring area 47.29 Sq. Mtr. & Built-Up admeasuring area 82.08 Sq. Mtr. of Plot No. 51 having total admeasuring area 183.76 Sq. Mtr. (As per 7/12 Extract 206.25 Sq. Mtr.) out of Gat No. 8/2/A/1 Part of Kusumbe Kh., Tal. & Dist. Jalgaon.	
	The Property is bounded as :	
	East	6 Mtr Road & Usage
	West	Block No. 4
	North	Block No. 3
	South	Block No. 1
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.	21/11/2025 D. No. 7176	Sale Deed with R.R.	Photocopy
2.	04/06/2026	7/12 Extract	Photocopy
3.	02/01/2026	Mutation Entries	Photocopy
4.	22/03/1991	N. A. Order	Photocopy

5.	22/03/1991	Layout	Photocopy
6.	12/12/2025	Commencement Certificate	Photocopy
7.	12/12/2025	Approval Plan	Photocopy
8.	16/02/2026	Completion Certificate	Photocopy

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

A.	Property previously own by 1. Mathurabai Puna Mahajan 2. Namdeo Dattu Mali 3. Tulsabai Bhikan Mali
B.	Thereafter Mathurabai Puna Mahajan & Ors. Obtain N.A. Permission from Hon'ble Collector, Jalgaon by an Order No. Jamin/1091/S.R./889 on dated 22/03/1991 regarding Gat No. 8/2/A/1 Part of Kusumbe Kh., Tal. & Dist. Jalgaon.
C.	As per M. E. No. 5136 on dated 24/05/1991 1. Mathurabai Puna Mahajan 2. Namdeo Dattu Mali 3. Tulsabai Bhikan Mali Sold above property i.e. All piece and parcel of Plot No. 51 admeasuring area 183.76 Sq. Mtr. (As per 7/12 Extract 206.25 Sq. Mtr.) out of Gat No. 8/2/A/1 Part of Kusumbe Kh., Tal. & Dist. Jalgaon, for Consideration amount of Rs. 8,500/- to Shakuntala Dinkar Patil By Sale Deed No. 2380 on dated 08/05/1991
D.	As per M. E. No. 6493 on dated 13/02/1999 Shakuntala Dinkar Patil Sold above property i.e. All piece and parcel of Plot No. 51 admeasuring area 183.76 Sq. Mtr. (As per 7/12 Extract 206.25 Sq. Mtr.) out of Gat No. 8/2/A/1 Part of Kusumbe Kh., Tal. & Dist. Jalgaon, for Consideration amount of Rs. 41,000/- to 1. Satish Bhaskar Ingale 2. Vijay Bhaskar Ingale By Sale Deed No. 5090 on dated 15/09/1998
E.	As per M.E. No. 29421 on dated 09/01/2021 Vijay Bhaskar Ingale Died on date 22/03/2004, therefore his legal heirs became the owner of above property as follows- 1. Jagdish Vijay Ingale 2. Vasanti Vijay Ingale 3. Manisha Vijay Ingale
F.	As per M. E. No. 31979 on dated 21/11/2025 1. Jagdish Vijay Ingale 2. Vasanti Vijay Ingale 3. Manisha Vijay Ingale 4. Satish Bhaskar Ingale Sold above property i.e. All piece and parcel of Plot No. 51 admeasuring area 183.76 Sq. Mtr. (As per 7/12 Extract 206.25 Sq. Mtr.) out of Gat No. 8/2/A/1 Part of Kusumbe Kh., Tal. & Dist. Jalgaon, for Consideration amount of Rs. 4,02,000/- to 1. Ravindra Raghunath Ingale 2. Sunita Rajendra Mahajan By Sale Deed No. 7176 on dated 21/11/2025
G.	Thereafter, 1. Ravindra Raghunath Ingale 2. Sunita Rajendra Mahajan obtains Commencement Certificate and approved plan regarding said property from Grampanchayat, Kusumbe Kh. on dated 12/12/2025.
H.	Thereafter, 1. Ravindra Raghunath Ingale 2. Sunita Rajendra Mahajan obtains Completion Certificate and approved plan regarding said property from Grampanchayat, Kusumbe Kh. on dated 16/02/2026.



I.	As per Report from CERSAI, above property is not registered in the Central Registry of Securitization Asset Reconstruction and Security Interest of India.
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PART IV: EVIDENCE OF THE TITLE OF THE PROPERTY.

Sale Deeds executed by 1. Jagdish Vijay Ingale 2. Vasanti Vijay Ingale 3. Manisha Vijay Ingale 4. Satish Bhaskar Ingale in favor of 1. Ravindra Raghunath Ingale 2. Sunita Rajendra Mahajan.

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 : 04/06/2026 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 **Shamdeo Rajaram Rathod is/are clear, clean and marketable after registered sale deed regarding above property with 1. Ravindra Raghunath Ingale 2. Sunita Rajendra Mahajan.**

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co borrower **Shamdeo Rajaram Rathod**

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 1. Ravindra Raghunath Ingale 2. Sunita Rajendra Mahajan in favor of Shamdeo Rajaram Rathod with R.R.	Original
2.	21/11/2025 D. No. 7176	Sale Deed with R.R.	Photocopy
3.	04/06/2026	7/12 Extract	Digital /Certified
4.	02/01/2026	Mutation Entries	Digital/Certified /Photocopy
5.	22/03/1991	N. A. Order	Photocopy
6.	22/03/1991	Layout	Photocopy
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8.	12/12/2025	Approval Plan	Photocopy
9.	16/02/2026	Completion Certificate	Photocopy

Following documents are required post disbursal :

NIL

REMARKS (if any):

NIL

Hence this report.



R. R. Zawar
Rahul R. Zawar
Advocate & Notary