



ADV. GAURAV S. DESHMUKH

B.COM, LLB

Off. At;

Aalshi Plot, Beside Gajanan Maharaj Photo,
Near Dakshata Nagar Complex Square,
Tq. And Dist. Akola (MH). 444001.

Email:- advdeshmukhakola@gmail.com
Call on:- 9028232246 / 9404092024 (W)

LEGAL SCRUTINY REPORT

Appl. No: 77000321820

Date: 18/08/2026

To,

Branch Credit Manager,
ICICI HFC LTD.
Akola.

Dear Sir/Madam,

As desired by you, I/we are furnishing hereunder the Title/Legal Search Cum Verification Report in the file/case of **Mr. Husaen Madan Parsuwale**.

PART I: DESCRIPTION OF APPLICANT'S AND PROPERTY.

1. Name of the Applicant/Borrower/s: Mr. Husaen Madan Parsuwale
2. Name of the Co-applicant/s(if any): Mrs. Paravin Husaen Parsuwale
3. Purpose of Loan: Resale Purchase
4. Name of the Property Owner/s: Mrs. Farida Khan Siddique Khan

5. Description of the Property:

That the piece and parcel land situated within the jurisdiction of Jamgaon Grampanchayat situated at **Mauje- Jamgaon**, bearing field of **Survey/Gat no. 60/1**, Which is converted into non agriculture to residential use as per order passed by SDO Mehakar, Vide order passed in Rev. Case. No. NAP 34/Jamgaon/55/2022-23, Dated 14/06/2023. out of which **Layout plot no. 11, Total Area Adm. 98.00 Sq. Mt. i.e. 1054.48 Sq.Ft.**; Located at Mauje- Jamgaon, Tq. Mehakar And Dist. Buldhana.

Which is bounded as under:

- | | |
|----------------|---------------------|
| Towards East: | Plot no.12. |
| Towards West: | Land. |
| Towards North: | 9 Mtr. Layout Road. |
| Towards South: | Plot no. 18. |

6. Nature of the Property/Product: Residential
7. Type of Property: Freehold

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

- 1) Copy of Mutation Entry No. 112, Dated 25/05/2005.
- 2) Copy of NA Order And Sanction map passed by SDO Mehakar Vide order passed in Rev. Case. No. NAP 34/Jamgaon/55/2022-23, Dated 14/06/2023.
- 3) Copy of Reg. Sale deed executed by Mr. Bhaskar Sukhdeo Dhudat in f/o Mrs. Farida Khan Siddique Khan; Bearing no. 218, Dated 09/01/2025.
- 4) Copy of Draft of Agreement to sale executed by Mrs. Farida Khan Siddique Khan in f/o Mr. Husein Madan Parsuwale, Dated 03/08/2026.
- 5) Latest 7/12 extract in the name of Mrs. Farida Khan Siddique Khan.
- 6) Latest Tax Receipt in the name of Mrs. Farida Khan Siddique Khan.

PART III: FLOW OF TITLE OF PROPERTY:



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1. After perusal of the document provided by the applicant/borrower it reveals that, initially **Survey No. 60 along with other properties** was in ownership and possession of Mr. Bhaskar Sukhdeo Dhudat and Mr. Sk Farid Sk. Kadar and Mr. Sk. Anis Sk. Fatu, who then mutually partitioned the same wherein **Survey no.60, out of which area admeasuring 0.81 Sq. Mt.** comes into right, title and ownership Mr. Bhaskar Sukhdeo Dhudat, accordingly their name has been mutated on the 7/12 extract of the property; Vide Mutation Entry No. 112, Dated 25/05/2005.
2. Thereafter Mr. Bhaskar Sukhdeo Dhudat applied for the conversion of agricultural land total **area adm. 0.81 HR**, out of which **area adm. 0.40 HR**, into non-agricultural for industrial use as per the order passed by SDO Mehakar and thereby formulated the layout thereon, vide order passed in Rev. Case no. NAP 34/Jamgaon/55/2022-23, Dated 14/06/2023.
3. Thereafter Mr. Bhaskar Sukhdeo Dhudat executed the sale deed in f/o Mrs. Farida Khan Siddique Khan; thereby sold out the **Layout plot no. 11, Area Adm. 98.00 Sq. Mt.** of Survey no. 60/1; Vide Reg. Sale Deed Bearing no. 218, Dated 09/01/2025. Accordingly his name has been mutated on 7/12 extract of the property Vide Mutation Entry no. 1332, Dated 17/07/2025.
4. At present Mrs. Farida Khan Siddique Khan is the sole and absolute owner and possessor of the above said **Layout plot no. 11, Area Adm. 98.00 Sq. Mt.** of Survey no. 60/1; Located at Mauje-Jamgaon, Tq. Mehakar And Dist. Buldhana. Who agreed to sale the same to **Mr. Husein Madan Parsuvala** as per the Draft of Agreement to sale, Dated 03/08/2026.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

Mrs. Farida Khan Siddique Khan has acquired and owns the said property by Reg. Sale Deed Bearing no. 218, Dated 09/01/2025.

PART V: OTHER PROVISIONS:

- 5.1 Whether provisions of urban land ceiling act are applicable? **No**
- 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? **Yes**
- 5.6 Whether all original documents for last 13/30 years have been scrutinized; if not give reasons? **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 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? _____ years (remaining period) **No**
- 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**
- 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? **No**



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5.16 Whether the said POA holder has/had authority to sell the property under POA? **Not applicable**

5.17 Whether POA as recorded in 5.15 is registered? **Not applicable**

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**

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**

5.20 Whether Search Report is obtained and submitted? **Yes**

Search Report Details:-

Search Conducted for Years: 13 years.

Name of the Advocate / Searcher: Adv. Gaurav S. Deshmukh

Search Report Date: 18/08/2026

Search E-Challan No. **MH008504850202627U**

Note:

5.21 Whether EC is obtained?

EC Details:-

No. of Years EC Obtained: Not applicable

Any Encumbrance to Specify: Not applicable

EC Applied by: Not applicable

PART VI: CERTIFICATE.

In view of forgoing, I certify that the title deeds intended to be deposited relating to the property which is offered as a security by way of equitable mortgage and the documents of title referred to above are perfect evidence of the title. If the said equitable mortgage is created in favour of ICICI HFC Ltd. it would satisfy the requirements of creation of an equitable mortgage.

I further certify that **Mr. Husein Madan Parsuval**e is deriving/derived a valid, clear, marketable and unencumbered title in the Said Property. The Mortgage if created will be available to the ICICI HFC for the liability of the intending Borrower i.e. **Mr. Husein Madan Parsuval**e And **Mrs. Parvin Husein Parsuval**e.

PART VI: THE FOLLOWING ORIGINAL DOCUMENTS TO BE COLLECT FOR CRECTION OF MORTGAGE ON SAID PROPERTY.

Following documents needs to be submitted at the time of disbursement of the loan:-

- 1) Copy of Mutation Entry No. 112, Dated 25/05/2005.
- 2) Copy of NA Order And Sanction map passed by SDO Mehakar Vide order passed in Rev. Case. No. NAP 34/Jamgaon/55/2022-23, Dated 14/06/2023.
- 3) **Original** Reg. Sale deed executed by Mr. Bhaskar Sukhdeo Dhudat in f/o Mrs. Farida Khan Siddique Khan; Bearing no. 218, Dated 09/01/2025.
- 4) **Original Proposed Reg.** Sale Deed executed by Mrs. Farida Khan Siddique Khan in f/o Mr. Husein Madan Parsuval.
- 5) **Original/Digital** Latest 7/12 extract in the name of Mrs. Farida Khan Siddique Khan.
- 6) **Original/Digital** Latest Tax Receipt in the name of Mrs. Farida Khan Siddique Khan.
- 7) **Equitable Mortgage** executed by Borrowers in f/o ICICIHFC.



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

PART VI:REMARKS:- NIL

GAURAV
SHIV AJIRAO
DESHMUKH

Digitally signed by
GAURAV SHIV AJIRAO
DESHMUKH
Date: 2026.08.18
22:08:32 +05'30'

Mr. Gaurav S. Deshmukh
(Advocate)



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TITLE VERIFICATION AND SEARCH REPORT

Appl. No: 77000321820

Date: 18/08/2026

To,

Branch Credit Manager,
ICICI HFC LTD.
Akola.

Ref:- Investigation of the title of the property.

DESCRIPTION OF APPLICANT'S AND PROPERTY.

1. Name of the Applicant/Borrower/s: Mr. Husaen Madan Parsuwale
2. Name of the Property Owner/s: Mrs. Farida Khan Siddique Khan
3. Description of the Property:

That the piece and parcel land situated within the jurisdiction of Jamgaon Grampanchayat situated at **Mauje- Jamgaon**, bearing field of **Survey/Gat no. 60/1**, Which is converted into non agriculture to residential use as per order passed by SDO Mehakar, Vide order passed in Rev. Case. No. NAP 34/Jamgaon/55/2022-23, Dated 14/06/2023. out of which **Layout plot no. 11**, **Total Area Adm. 98.00 Sq. Mt. i.e. 1054.48 Sq.Ft.**; Located at Mauje- Jamgaon, Tq. Mehakar And Dist. Buldhana.

Which is bounded as under:

Towards East:	Plot no.17.
Towards West:	Land.
Towards North:	Plot no. 11.
Towards South:	9 Mtr. Layout Road.

Dear Sir/Madam,

As per your instruction I have carried out online search in respect of the above mentioned property for the last 13 years (i.e. from year 2014 to 2026) through the web portal www.igrmaharashtra.gov.in maintained by Department of Registration and Stamp Government of Maharashtra and I Found the following entries during the course of online search –

2014-	NIL
2015-	NIL
2016-	NIL
2017-	NIL
2018-	NIL
2019-	NIL
2020-	NIL
2021-	NIL
2022-	NIL
2023-	NIL
2024-	NIL
2025-	Reg. Sale deed executed by Mr. Bhaskar Sukhdeo Dhudat in f/o Mrs. Farida Khan Siddique Khan; Bearing no. 218, Dated 09/01/2025.
2026-	NIL

- This is to certify that –



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- ✓ I have taken a search for the period of last 13 years i.e. 2014 to 2026 through website www.igrmaharashtra.gov.in maintained by Department of Registration and Stamp Government of Maharashtra, Vide search E-Challan no. **MH008504850202627U**; **Dated 18/08/2026**; During my search, I do not find anything adverse, which would prevent the present borrower by mortgaging the subject property.
- ✓ Following scrutiny of records related Title Deeds as well as Search taken in office of S.R.O. hereby certify the genuineness of the Title Deeds.
- ✓ The property in question is not mortgaged with any financial institution by its owner and it is free from lien, mortgage, encumbrances etc.
- ✓ I certify that, present owner as mentioned above is having absolute, clear and marketable title over the subject property. I further certify that, he has no obstacle to mortgage/transfer the subject property. The mortgage can be created by intending borrower/mortgagor and said mortgage would be enforceable.

GAURAV
SHIV AJIRAO
DESHMUKH

Digitally signed by
GAURAV SHIV AJIRAO
DESHMUKH
Date: 2026.08.18
22:08:49 +05'30'

Mr. Gaurav S. Deshmukh
Advocate