



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: 77000360504

Date: 24/09/2026

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. Shaikh Imran Shaikh Mehmood**

PART I: DESCRIPTION OF APPLICANT'S AND PROPERTY.

1. Name of the Applicant/Borrower/s: Mr. Shaikh Imran Shaikh Mehmood
2. Name of the Co-applicant/s(if any): Mr. Shaikh Irfan Haji Shaikh Mehmood
3. Purpose of Loan: LAP BT + TOP UP
4. Name of the Property Owner/s: Mr. Shaikh Imran Shaikh Mehmood

5. Description of the Property:

That the piece and parcel land situated within the jurisdiction of Washim Municipal Council situated at Kasbe -**Washim**, bearing field **City Survey no. 3603, Nazul Sheet No. 132, Nazul Plot no. 3603, Occupancy Class "A", Total area admeasuring 228.80 Sq.Mt.,** Whereas residential building constructed thereon as per the Building permission and Sanction map issued by Washim Municipal Council vide its permit no. CBWWM/B/2022/APL/00975 Dated 28/11/2022; having **build up area adm. 108.72 Sq.Mt.,** Located at Mauje/Kasbe-- Washim, Tq. And Dist. Washim.

Which is bounded as under:

Towards East: Mahmmad Hanif Mahammad Ismail
Towards West: Plot of Mr. Shaikh Ebrahim Shaikh Aaman
Towards North: Galli Road
Towards South: Road

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 Reg. Gift Deed executed by Mr. Shaikh Mehmood Shaikh Kalu in f/o Mr. Shaikh Imran Shaikh Mehmood; bearing no. 3902, Dated 22/07/2022.
- 2) Copy of List Of Documents issued by LIC HFC in f/o Mr. Shaikh Imran Shaikh Mehmood. Dated 18/04/2026.
- 3) Latest Property card in the name of Mr. Shaikh Imran Shaikh Mehmood
- 4) Latest Tax Receipt in the name of Mr. Shaikh Imran Shaikh Mehmood.

PART III: FLOW OF TITLE OF PROPERTY:

1. After perusal of the document provided by the applicant/borrower it reveals that, Initially agriculture land bearing field **City Survey no. 3603, Nazul Sheet No. 132, Nazul Plot no.**



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3603, Occupancy Class “A”, Total area admeasuring 228.80 Sq.Mt. was in owned and possessed by Mr. Shaikh Mehmood Shaikh Kalu, by virtue of Reg. Sale Deed bearing no. 73, Dated 11/01/1982 and Correction deed bearing no. 176, Dated 22/01/1982, accordingly their name has been mutated on property card since 1982.

2. Thereafter Mr. Shaikh Mehmood Shaikh Kalu executed the Gift deed in f/o Mr. Shaikh Imran Shaikh Mehmood; thereby gifted out the **City Survey no. 3603, Nazul Sheet No. 132, Nazul Plot no. 3603, Total area admeasuring 228.80 Sq.Mt.**, Vide Reg. Gift Deed bearing no. 3902, Dated 22/07/2022. Accordingly his name has been mutated on Property card of the property vide mutation entry no. 10586 Dated 07/10/2022.
3. Thereafter Mr. Shaikh Imran Shaikh Mehmood applied for the Building permission and sanction map for the construction of residential Building on above said **Nazul Sheet No. 132, Nazul Plot no. 3603, Total area admeasuring 228.80 Sq.Mt.**; thereby Washim Municipal Council approved the construction of residential building; vide its Permit/Resolution no. CBWWM/B/2022/APL/00975 Dated 28/11/2022.
4. Thereafter Mr. Shaikh Imran Shaikh Mehmood availed the loan facility from The LIC HFC; thereby mortgage the above said **Nazul Sheet No. 132, Nazul Plot no. 3603, Total area admeasuring 228.80 Sq.Mt.** by way of executing mortgage, whereas mortgage entry not found on IGR Site while searching. Accordingly bank has issued the List Of Documents, Dated 18/04/2026.
5. At present Mr. Shaikh Imran Shaikh Mehmood is the sole and absolute owner and possessor of the above said **City Survey no. 3603, Nazul Sheet No. 132, Nazul Plot no. 3603, Occupancy Class “A”**, Total area admeasuring 228.80 Sq.Mt. along with construction thereon having build up area adm. 108.72 Sq.Mt., Located at Mauje/Kasbe- Washim, Tq. And Dist. Washim.
Subject to prior charge of LIC HFL.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

Mr. Shaikh Imran Shaikh Mehmood has acquired and owns the said property by Vide Reg. Gift Deed Bearing no. 3902, Dated 22/07/2022.

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**



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- 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**
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: 24/09/2026

Search E-Challan No. **MH010709745202627U**

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. Shaikh Imran Shaikh Mehmood** is deriving/derived a valid, clear, marketable and unencumbered title in the Said Property. The Mortgage, if created **LIC HFC** will be available to the ICICI HFC for the liability of the intending Borrower i.e. **Mr. Shaikh Imran Shaikh Mehmood and Mr. Shaikh Irfan Haji Shaikh Mehmood.**

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) **Original** List Of Documents issued by LIC HFC in f/o Mr. Shaikh Imran Shaikh Mehmood. Dated 18/04/2026.



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- 2) **Original/Digital** Latest Property card in the name of Mr. Shaikh Imran Shaikh Mehmood
- 3) **Original/Digital** Latest Tax Receipt in the name of Mr. Shaikh Imran Shaikh Mehmood

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

- 1) **Original** Reg. Sale Deed executed in f/o Mr. Shaikh Mehmood Shaikh Kalu; bearing no. Deed bearing no. 73, Dated 11/01/1982
- 2) **Original** Reg. Correction Deed executed in f/o Mr. Shaikh Mehmood Shaikh Kalu; bearing no. 176, Dated 22/01/1982.
- 3) **Original** Reg. Gift Deed executed by Mr. Shaikh Mehmood Shaikh Kalu in f/o Mr. Shaikh Imran Shaikh Mehmood; bearing no. 3902, Dated 22/07/2022.
- 4) **Original NOC/NDC** issued by LIC HFC in f/o Mr. Shaikh Imran Shaikh Mehmood
- 5) **Original Equitable Mortgage** executed by Borrowers in f/o ICICIHFC.

PART VI:REMARKS:- NIL

GAURAV SHIV
AJIRAO
DESHMUKH

Digitally signed by GAURAV
SHIV AJIRAO DESHMUKH
Date: 2026.09.27 14:58:53
+05'30'

Mr. Gaurav S. Deshmukh
(Advocate)



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TITLE VERIFICATION AND SEARCH REPORT

Appl. No: 77000360504

Date: 24/09/2026

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. Shaikh Imran Shaikh Mehmood
2. Name of the Property Owner/s: Mr. Shaikh Imran Shaikh Mehmood

3. Description of the Property:

That the piece and parcel land situated within the jurisdiction of Washim Municipal Council situated at Kasbe -**Washim**, bearing field **City Survey no. 3603, Nazul Sheet No. 132, Nazul Plot no. 3603, Occupancy Class "A"**, Total area admeasuring 228.80 Sq.Mt., Whereas residential building constructed thereon as per the Building permission and Sanction map issued by Washim Municipal Council vide its permit no. CBWWM/B/2022/APL/00975 Dated 28/11/2022; having build up area adm. 108.72 Sq.Mt., Located at Mauje/Kasbe-- Washim, Tq. And Dist. Washim.

Which is bounded as under:

Towards East: Mahmmad Hanif Mahammad Ismail
Towards West: Plot of Mr. Shaikh Ebrahim Shaikh Aaman
Towards North: Galli Road
Towards South: 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-	Reg. Gift Deed executed by Mr. Shaikh Mehmood Shaikh Kalu in f/o Mr. Shaikh Imran Shaikh Mehmood; bearing no. 3902, Dated 22/07/2022.
2023-	NIL
2024-	NIL



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2025- NIL
2026- NIL

- This is to certify that –

- ✓ 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. **MH010709745202627U**; **Dated 24/06/2026**; 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
Mr. Gaurav S. Deshmukh
Advocate

Digitally signed by
GAURAV SHIV AJIRAO
DESHMUKH
Date: 2026.09.27
14:59:09 +05'30'