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Office- Office No. 309, Illrd Floor,
Vishwakarma Sankul,
Opp. Gold City Hospital,
Jalgaon. (Pin- 425001).

Date:- 16/09/2026

LEGAL SCRUTINY REPORT

Application No:- 77000353318

To,
ICICI HFC LTD.,
Jalgaon.

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of **Pramodkumar Subedar Singh**.

PART I: PROPERTY DETAILS:-

1. Name of the Applicant/Borrower/s:- Pramodkumar Subedar Singh.
2. Name of the Co-applicant/s: (if any):- Nil.
3. Type of Loan:- LAP.
4. Purpose of Loan:- NA.
5. Name of the Property Owner/s:- Pramodkumar Subedarsinha Rajput.
6. Description of the Property (with Boundaries):- To find out clear & marketable title of East side part of Plot No. 50 from S. No. 31/1, Admeasuring Area 171.35 sq. mtr. out of totally Admeasuring Area 282.23 sq. mtr., situated at Meharun, Tal. & Dist. Jalgaon.

The boundaries of Property:-

	East	West	North	South
East side part of Plot No. 50	Plot No. 51	Remaining part of said Plot	Colony Road	S. No. 32

7. Nature / Status of the Property:- NA.
8. Type of Property:- Residential.

PART II: LIST OF DOCUMENTS SUBMITTED BEFORE ME/US FOR SCRUTINY AND LEGAL OPINION:- (SPECIFY THE DOCUMENTS ARE ORIGINAL OR XEROX)

Sr. No.	Date of Document	Name of the Document	Whether Original/Zerox
01	23/07/2010	Sale Deed (Dast No. 3354/2010)	Zerox
02	22/01/2009	Sale Deed (Dast No. 215/2009).	Zerox
03	15/09/2026	Property Extract	Zerox
04	10/02/1975	NA Order	Zerox
05	-----	Mutation Entries	Zerox

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

Hon'ble Collector, Jalgaon had given permission to Shantiniketan Gruhanirman Sahakari Sanstha Ltd., Jalgaon for non-agricultural use of S. No. 31/1, situated at Meharun, Tal. & Dist. Jalgaon for residential purpose vide N. A. Order No. R.B./ L.N.A./ S.R./56/74, Dt.- 10/02/1975 & the said land was divided in Plots as per the sanctioned lay-out.

As per the M. E. No. 42654, Dt.- 31/01/2001, Subhodkumar Sudhakar Chaudhari, Sunilkumar Sudhakar Chaudhari along with the consent of Aanda Khushal Narkhede, Chairmen of Shantiniketan Gruhanirman Sahakari Sanstha Ltd., Jalgaon sold out East side part of Plot No. 50 from S. No. 31/1, Admeasuring Area 171.35 sq. mtr. out of totally Admeasuring Area 282.23 sq. mtr., situated at Meharun, Tal. & Dist. Jalgaon to Ranjitsing Jangsing Bainipal for the consideration of Rs. 1,37,000/- on 25/01/2001. (Dast No. 516/2001).

As per the Dast No. 215/2009, Dt.- 22/01/2009, Ranjitsing Jangsing Bainipal (old member) along with the consent of Nandu Tukaram Khadake, Chairmen of Shantiniketan Gruhanirman Sahakari Sanstha Ltd., Jalgaon sold out East side part of Plot No. 50 from S. No. 31/1, Admeasuring Area 171.35 sq. mtr. out of totally Admeasuring Area 282.23 sq. mtr., situated at Meharun, Tal. & Dist. Jalgaon to Sudhakar Krushna Koli for the consideration of Rs. 2,11,000/-

As per the Dast No. 3354/2010, Dt.- 23/07/2010, Sudhakar Krushna Koli (old member) along with the consent of Nandu Tukaram Khadake, Chairmen of Shantiniketan Gruhanirman Sahakari Sanstha Ltd., Jalgaon sold out East side part of Plot No. 50 from S. No. 31/1, Admeasuring Area 171.35 sq. mtr. out of totally Admeasuring Area 282.23 sq. mtr., situated at Meharun, Tal. & Dist. Jalgaon to Pramodkumar Subedarsinha Rajput for the consideration of Rs. 2,75,000/-.

Since, Pramodkumar Subedarsinha Rajput, Member of Shantiniketan Gruhanirman Sahakari Sanstha Ltd., Jalgaon became the sole owner of East side part of Plot No. 50 from S. No. 31/1, Admeasuring Area 171.35 sq. mtr. out of totally Admeasuring Area 282.23 sq. mtr., situated at Meharun, Tal. & Dist. Jalgaon.

For the purpose of search & verification I have also inspected online Index II registers from 2002 onwards in respect of the above mentioned property. The records of Sub-Registrars Offices at some places were misplaced and not available and some were in bad, torn, worn out and mutilated condition. From 2014 onwards entries of computer system have been checked by me, but at some places the entries are not properly feed up in the system. Hence ensure any charge on above said property.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:-

- 1) Copy of Property Extract.
- 2) Copy of Sale Deed bearing Dast No. 3354/2010, Dt.- 23/07/2010.

PART V: OTHER PROVISIONS:-

5.1	Whether provisions of Urban Land Ceiling Act are applicable?	No
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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 & tenancy regulations?	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 on the property?	Not provided
5.6	Whether all original documents for last 13 yrs have been scrutinized?	As far as supplied
5.7	Whether required documents are available for creating mortgage?	Yes
5.8	Whether previous owners had the right/competency to transfer the property?	Yes
5.9	Whether proposed mortgage by deposit of title deeds is possible?	Yes
5.10	What is the tenure of the land if it leased? ----- years (remaining period)	Nil
5.11	Whether the land is Adivasi (Tribal) Land?	No
5.12	Whether the land/property is joint family property?	No
5.13	Whether SARFAESI Act applicable?	Yes
5.14	Is the land/property/flat is 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 land owner in favor of the loan applicant?	No
5.16	Whether the said POA holder has/had authority to sell the property under POA?	Nil
5.17	Whether POA as recorded in 5.15 is registered?	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.)?	Nil
5.19	Whether any permission / consent is required to sell the property upon invocation of the mortgage?	Nil
5.20	Whether Search Report is obtained and submitted? [Search Report Details:- East side part of Plot No. 50 from S. No. 31/1, Admeasuring Area 171.35 sq. mtr. out of totally Admeasuring Area 282.23 sq. mtr., situated at Meharun, Tal. & Dist. Jalgaon. Search Conducted Years:- 13 Year. Name of The Advocate:- Adv. Ratna G. Chaudhari. Search Report Dated:- 16/09/2026.]	Yes
5.21	Whether EC is obtained? [Nos. of Years EC obtained. Any encumbrance to specify- As per report EC applied by:-	No

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

I/We further certify that, **Pramodkumar Subedarsinha Rajput, Member of Shantiniketan Gruhanirman Sahakari Sanstha Ltd., Jalgaon** has/would derive a valid, clear, marketable and unencumbered title in the property/ies stated above.

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co borrower **Pramodkumar Subedar Singh**.

The following original documents to be collected by ICICI HFC for creation of **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: -

Please provide in detailed in Part-II herein under.

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

- 1) Original/ Online Notice of Intimation of **ICICI HFC** with RR and Index II.
- 2) Documents collected as per Legal Report.

REMARKS (if any):- Nil.

Chaudhari
Ratnabai
Gulab

Your's Faithfully,
Advocate

Digitally signed by Chaudhari Ratnabai Gulab
DN: c=IN, o=Personal, postalCode=425002, st=Jalgaon,
st=Maharashtra, street=77/02, Bhikamchand Jain Nagar,
Jalgaon, Maharashtra India 425002 Near S.M.I.T College,
pin=489886,
2.5.4.20=8b553b646072d89676279d88881642097716
6b6d7430005c572a1b4de1daa,
serialNumber=60e8f8112a4de0e99241b2340246e57950
88550c279c546726338f62136aeb16,
email=ch.ratnabai@gmail.com, cn=Chaudhari Ratnabai
Gulab
Date: 2026.09.16 15:52:43 +05'30'

(Enclosed:- 13 yrs E-challan MH010299471202627E & Receipt No. 1115460849).