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Office at: - Plot No.135, Flat No.101, Avirat Complex, New Mahalaxmi Nagar, Narsala Ring Road,
Nagpur - 440034.

At Court: - Court Chamber No. 625 on 6th Floor, New Building, District Court, Civil Lines, Nagpur.

LEGAL SCRUTINY REPORT

DATED: 26/09/2026

To
ICICI Home Finance Co. Ltd
Branch- Nagpur

Dear Sir/Madam,
Legal Scrutiny Report in respect of the file of AKSHAY ANIL AKARE

PART I: PROPERTY DETAILS:

1. Name of the Applicant/Borrower/s: AKSHAY ANIL AKARE
2. Name of the Co-applicant/s: (if any) : N/A
3. Type of Loan - Residence Regular Lap.
4. Purpose of Loan: Residence LAP
5. App No -77000354244
6. Los id -10333400
7. Name of the Property Owner/s: AKSHAY ANIL AKARE

8. Description of the Property (with Boundaries):

All that piece and parcel of Land bearing **Plot No. 43** , Admeasuring Area 2520 Sq Fts (234.11 Sq. Mtrs.) and 214.903 Sq Mtrs as per RL of NIT, alongwith three-storied RCC superstructure constructed thereon of built up area 293.211 Sq Mtrs situated in the layout of "Shri Balkrushna Gruhnirman Sahakari Sanstha Maryadit Nagpur" being portion of entire land bearing Khasra No. 15/1of Mouza-Chikhali (khurd) , City Survey No. 34, Sheet No. 442/19 ,Corporation House No. 4707/43 situated within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation , Tahsil and District Nagpur.

bounded as under :-

On the East: By 60 ft wide road

On the West: By Plot No. 44

On the North: By Plot No. 42

On the South: By open land

**KAILAS
REKHA
WAR** Digitally signed
by KAILAS
REKHAWAR
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9. **Nature / Status of the Property:** Freehold / Leasehold

10. **Type of Property:** - Residential /Commercial

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

1. **Original** - Registered Sale deed executed by Shri Balkrushna Gruhnirman Sahakari Sanstha Maryadit Nagpur through Secretary Ramchandra Raghunathji Admane in favour of Anil Anandrao Akare duly registered in the office of Sub Registrar Nagpur-1 at Reg serial No. 2316 (cha) dated 15/05/1986.
2. **Original** -Regularization letter issued by Nagpur Improvement Trust in the name of Anil Anandrao Akare vide permit No. BE (S) 1900 UL/818/16/911 Dated 22/07/2004.
3. **Original** - Registered Gift Deed executed by Anil Anandrao Akare in favour of Akshay Anil Akare duly registered in the office of Sub Registrar Nagpur- 3 at Reg serial No. 8459 dated 13/10/2025.

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

- 1) WHEREAS all that piece and parcel of Land bearing **Plot No. 43** , Admeasuring Area 2520 Sq Fts (234.11 Sq. Mtrs.) situated in the layout of "Shri Balkrushna Gruhnirman Sahakari Sanstha Maryadit Nagpur" being portion of entire land bearing Khasra No. 15/1of Mouza-Chikhali (khurd) , City Survey No. 34, Sheet No. 442/19 ,Corporation House No. 4707/43 situated within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation , Tahsil and District Nagpur was originally belonged to Anil Anandrao Akare having purchased the same from by Shri Balkrushna Gruhnirman Sahakari Sanstha Maryadit Nagpur vide sale deed duly registered in the office of Sub Registrar Nagpur-1 at Reg serial No. 2316 (cha) dated 15/05/1986.
- 2) Whereas Plot No. 43 area 214.903 Sq. Mtrs was regularized by Nagpur Municipal Corporation under Maharashtra Gunthewari Developments (Regulation, Upgradation and Control) Act 2001 by issuing Regularization Letter vide Permit No. BE (S) 1900 UL/818/16/911 Dated 22/07/2004.
- 3) Whereas Anil Anandrao Akare availed loan on aforesaid property i.e **Plot No. 43** , Admeasuring Area 2520 Sq Fts (234.11 Sq. Mtrs.) from Samruddhi Co-op Bank Ltd vide Mortgage deed duly registered in the office of Sub Registrar Nagpur-2 at Reg serial No. 1393 dated 15/03/2013.
- 4) Whereas Anil Anandrao Akare availed loan on aforesaid property i.e **Plot No. 43** , Admeasuring Area 2520 Sq Fts (234.11 Sq. Mtrs.) from The Vidarbha Premier Co-op Housing Society Ltd Nagpur vide Mortgage deed duly registered in the office of Sub Registrar Nagpur-3 at Reg serial No. 776 dated 30/01/2025 and repaid the entire loan amount for which Reconveyance deed was executed by The Vidarbha Premier Co-op Housing Society Ltd Nagpur duly registered in the office of Sub Registrar Nagpur-2 at Reg serial No. 7460 dated 23/07/2025.
- 5) Whereas lateron Anil Anandrao Akare gifted above property i.e **Plot No. 43** , Admeasuring Area 2520 Sq Fts (234.11 Sq. Mtrs.) and 214.903 Sq Mtrs as per RL of NIT to his son Akshay Anil Akare by executing Gift Deed duly registered in the office of Sub Registrar Nagpur- 3 at Reg serial No. 8459 dated 13/10/2025.
- 6) By virtue of above transactions Akshay Anil Akare become absolute owner of **Plot No. 43** , Admeasuring Area 2520 Sq Fts (234.11 Sq. Mtrs.) and 214.903 Sq Mtrs as per RL of NIT, alongwith three-storied RCC superstructure constructed thereon of built up area 293.211 Sq Mtrs situated in the layout of "Shri

Balkrushna Gruhnirman Sahakari Sanstha Maryadit Nagpur” being portion of entire land bearing Khasra No. 15/1of Mouza-Chikhali (khurd) , City Survey No. 34, Sheet No. 442/19 ,Corporation House No. 4707/43 situated within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation , Tahsil and District Nagpur.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

- a) From the perusal of all the xerox documents submitted and perusal thereof, I am of the opinion that **Akshay Anil Akare** is the owner of the schedule of property and he/she/they is/are having valid, clear and marketable title over the schedule property .
- b) That it is needless to mention here that the ICICI Home Finance Ltd. must verify the all-original documents in respect of the schedule property before disbursement of loan amount .

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? Not provided
- 5.6 Whether all original documents for last 13/30 years have been scrutinized; if not give reasons? No, only photocopies provided
- 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** Whether the property is lease land? If yes, then what is the tenure of the lease? **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 Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act (SARFAESI ACT) is Applicable ? Yes
- 5.14 Is 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 landowner in favour of the loan applicant? No
- 5.16 Whether the said POA holder has/had authority to sell the property under POA? No
- 5.17 Whether POA as recorded in 5.15 is registered? No
- 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 who 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:- **MH010071284202627U** dated 11/09/2026

Search Conducted Years: 13 years

Name of the Advocate / Searcher: **Adv Kailas U Rekawar**

Search Report Date:

Note:

5.21 Whether EC is obtained? EC Details:- No

No. of Years EC Obtained

Any Encumbrance to Specify: EC Applied by

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 that Akshay Anil Akare 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 Akshay Anil Akare .

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: -

1. **Original** - - Registered Sale deed executed by Shri Balkrushna Gruhnirman Sahakari Sanstha Maryadit Nagpur through Secretary Ramchandra Raghunathji Admane in favour of Anil Anandrao Akare duly registered in the office of Sub Registrar Nagpur-1 at Reg serial No. 2316 (cha) dated 15/05/1986.
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3. **Original** - - Registered Gift Deed executed by Anil Anandrao Akare in favour of Akshay Anil Akare duly registered in the office of Sub Registrar Nagpur- 3 at Reg serial No. 8459 dated 13/10/2025.

4. **Original** – Sanctioned building plan & permit
5. **Original** – latest Tax receipt issued by Nagpur Municipal Corporation in the name of Akshay Anil Akare
6. **System generated** - Latest property card in the name of Akshay Anil Akare
7. **Original**- No due certificate from Samruddhi Co-op Bank Ltd
8. **Original**- Reconveyance deed executed by Samruddhi Co-op Bank Ltd in favour of Anil Anandrao Akare
9. **Original**- No due certificate from The Vidarbha Premier Co-op Housing Society Ltd Nagpur
10. **Original**- Reconveyance deed executed by The Vidarbha Premier Co-op Housing Society Ltd Nagpur in favour of Anil Anandrao Akare
11. **Original** – NOI / RM in favour of ICICI Home Finance Co. Ltd

Following documents are required post disbursal:

REMARKS (IF ANY) :-- NO

**KAILAS
REKHA
WAR**

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REKHAWAR
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ADV. KAILAS REKAWAR