

LEGAL SCRUTINY REPORT

NAME OF APPLICANT

Jana Shatrughna Patil



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LEGAL SCRUTINY REPORT

Application No.- 77000359862

Date: 18/09/2026

To,

ICICI Home Finance Company Ltd.

Branch Jalgaon

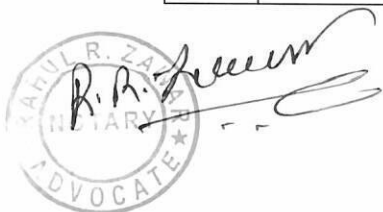
Dear Sir/ Madam,

Legal Scrutiny Report in respect of the file of **Jana Shatrughna Patil**



PART I: PROPERTY DETAILS

1	Name of the Applicant/Borrower/s	Jana Shatrughna Patil
2	Name of the Co-Applicant/s: (if any)	-----
3	Type of Loan:	Builder Purchase
4	Purpose of Loan:	-----
5	Name of the Property Owner/s:	1.Vinit Balkrishna Birla Sai Krishna Associates Through Partners Builders & Developers 1. Hemant Jagannath Nyati 2. Archana Jitendra Lathi
6	Description of the Property (with Boundaries):	
	All piece and parcel of Flat No. 503 Built-up area 77.38 Sq. Mtr., Carpet admeasuring area 52.60 Sq. Mtr. & Land Holding area 32.08 Sq. Mtr. at Fifth Floor of ' Sai Krishna Height ' situated on Plot No. 16+17 having total admeasuring area 1048.12 Sq. Mtr. out of Gat No. 182/1 of Savkheda Bu. Tal. & Dist. Jalgaon.	
	The Property is bounded as :	
	East	Flat No. 502 & Thereafter Open Space
	West	Open Space
	North	Open Space
	South	Lift, Flat No. 504, 505, 506 & Thereafter Open Space
7	Nature / Status of the Property:	Freehold
8	Type of Property:	Flat



**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.	29/03/2017 D. No. 745	Gift Deed with R.R.	Photocopy
2.	11/04/2022 D. No. 1133	Development Agreement with R.R.	Photocopy
3.	01/03/2023 D. No. 620	Deed of Declaration with R.R.	Photocopy
4.	22/07/2026	7/12 Extract	Photocopy
5.	09/02/2024	Mutation Entries	Photocopy
6.	22/12/1997	N.A. Order	Photocopy
7.	25/02/2021	Amalgamation & Sub-Division Order	Photocopy
8.	25/02/2021	Amalgamation Plan	Photocopy
9.	03/11/2022	Commencement Certificate	Photocopy
10.	03/11/2022	Approved Plan	Photocopy
11.	09/05/2023	Revised Commencement Certificate	Photocopy
12.	09/05/2023	Revised Approval Plan	Photocopy
13.	21/01/2023	Occupancy Certificate	Photocopy

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

A.	Property previously own by 1. Balkrishna Motilal Birla 2. Kashinath Motilal Birla
B.	Thereafter, Balkrushn Motilal Birla & Ors. obtained N.A. Permission from Hon'ble Collector Jalgaon, by order No. JAMIN/1097/SR/135/97 on dated 22/12/1997 regarding Gat No. 182/1 of Savkheda Bk., Tal. & Dist. Jalgaon.
C.	As per M. E. No. 2561 on dated 15/01/1998 1. Balkrishna Motilal Birla 2. Kashinath Motilal Birla Mutually Divided Plot No. 1 to 42 therefore above Property i.e. All piece and parcel of Plot No. 11 to 33, 38, 42 out of Gat No. 182/1 of Savkheda Bk., Tal. & Dist. Jalgaon, own by - Balkrishna Motilal Birla
D.	As per Gift Deed Balkrishna Motilal Birla Gift above Property i.e. All piece and parcel of Plot No. 15, 16, 17 out of Gat No. 182/1 of Savkheda Bk., Tal. & Dist. Jalgaon, Withaout consideration -to- Vinit Balkrishna Birla By Gift Deed No. 745 on dated 29/03/2017
E.	As per Amalgamation Order Vinit Balkrishna Birla Amalgamated above property i.e. All piece and parcel of Plot No. 16 & 17 as Plot No. 16+17 out of Gat No. 182/1 of Savkheda Bk., Tal. & Dist. Jalgaon, with permission of Sub-Divisional Officer, Jalgaon. By an order No. Jamin/Kavi/Etapal/2020/37 on dated 25/02/2021



F.	As per Development Agreement Vinit Balkrishna Birla Made & Registered Development Agreement of above property i.e. All piece and parcel of Plot No. 16+17 admeasuring area 1048.12 Sq. mtr. out of Gat No. 182/1 of Savkheda Bk., Tal. & Dist. Jalgaon, to Sai Krishna Associates Through Partner 1. Hemant Jagannath Nyati 2. Archana Jitendra Lathi By Development Agreement No. 1133 on dated 11/04/2022
G.	Thereafter, Vinit Balkrishna Birla Obtains Commencement Certificate and approved plan regarding said property from Sub-Divisional Officer, Jalgaon on dated 03/11/2022.
H.	Thereafter, Vinit Balkrishna Birla Obtains Revised Commencement Certificate and approved plan regarding said property from Sub-Divisional Officer, Jalgaon on dated 09/05/2023.
I.	Thereafter, Vinit Balkrishna Birla Obtains Occupancy Certificate and approved plan regarding said property from Sub-Divisional Officer, Jalgaon on dated 21/01/2023.
J.	As per Deed of Declaration 1.Vinit Balkrishna Birla Sai Krishna Associates Through Partners Builders & Developers 1. Hemant Jagannath Nyati 2. Archana Jitendra Lathi Made and registered Deed of Declaration under Apartment Ownership Act 1970 regarding ' Sai Krishna Height ' situated on Plot No. 16+17 admeasuring area 1048.12 Sq. mtr. out of Gat No. 182/1 of Savkheda Bk., Tal. & Dist. Jalgaon. By Deed of Declaration No. 620 on dated 01/03/2023
K.	As per Report from CERSAI, above property is not registered in the Central Registry of Securitization Asset Reconstruction and Security Interest of India.

PART IV: EVIDENCE OF THE TITLE OF THE PROPERTY.

Deed of Declaration executed by 1.Vinit Balkrishna Birla Sai Krishna Associates Through Partners Builders & Developers 1. Hemant Jagannath Nyati 2. Archana Jitendra Lathi

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 : 18/09/2026 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

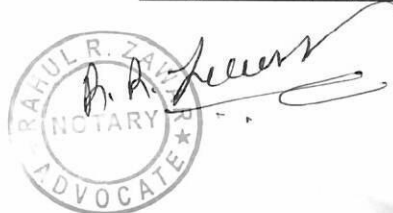
PART VI: CERTIFICATE

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 **Jana Shatrughna Patil** is/are clear, clean and marketable after Registered Sale Deed regarding above property with Vinit Balkrishna Birla Through Builders & Developers Sai Krishna Associates Through Partner 1. Hemant Jagannath Nyati 2. Archana Jitendra Lathi

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co borrower **Jana Shatrughna Patil**

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 Vinit Balkrishna Birla Through Builders & Developers Sai Krishna Associates Through Partner 1. Hemant Jagannath Nyati 2. Archana Jitendra Lathi in favour of Jana Shatrughna Patil with R.R.	Original
2.	29/03/2017D. No. 745	Gift Deed with R.R.	Photocopy
3.	11/04/2022D. No. 1133	Development Agreement with R.R.	Photocopy
4.	01/03/2023D. No. 620	Deed of Declaration with R.R.	Photocopy
5.	22/07/2026	7/12 Extract	Certified/ Digital
6.	09/02/2024	Mutation Entries	Certified/Digital/ Photocopy
7.	22/12/1997	N.A. Order	Photocopy
8.	25/02/2021	Amalgamation & Sub-Division Order	Photocopy
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11.	03/11/2022	Approved Plan	Photocopy
12.	09/05/2023	Revised Commencement Certificate	Photocopy
13.	09/05/2023	Revised Approval Plan	Photocopy
14.	21/01/2023	Occupancy Certificate	Photocopy
Following documents are required post disbursal :			
NIL			
REMARKS (if any):			
NIL			

Hence this report.



R. R. Zavar
Rahul R. Zavar
Advocate & Notary