



ADV. GAURAV S. DESHMUKH

B.COM, LLB

Off. At;

Aalshi Plot, Beside Gajanan Maharaj Photo, | Email:-
Near Dakshata Nagar Complex Square, | Call on:-
Tq. And Dist. Akola (MH). 444001.

advdeshmukhakola@gmail.com
9028232246 / 9404092024 (W)

LEGAL SCRUTINY REPORT

Appl. No: 77000365350

Date: 27/09/2026

To,

Branch Credit Manager,
ICICI HFC LTD.
Akola.

Dear Sir/Madam,

As desired by you, I/we are furnishing here under the Title/Legal Search Cum Verification Report in the file/case of **Mr. Chetan Gajanan Katre**.

PART I: DESCRIPTION OF APPLICANT'S AND PROPERTY.

1. Name of the Applicant/Borrower/s: Mr. Chetan Gajanan Katre
2. Name of the Co-applicant/s(if any): Mr. Gajanan Mitharam Katre
3. Purpose of Loan: Residential Lap
4. Name of the Property Owner/s: Mr. Gajanan Mitharam Katre

5. Description of the Property:

That the piece and parcel land situated within the jurisdiction of Akola Municipal Corporation situated at **Mauje-Shivar**, bearing field **Survey No. 1/1**, which is Converted into non agriculture to residential use, as per order passed by SDO Akola, Vide order passed in Rev. Case No. 1/2/1966-67, Dated 17/09/1966, out of which **Layout plot no. 107, Area Adm. 139.29 Sq.Mt. i.e. 1500.00 Sq.Ft.** Whereas residential building constructed thereon as per the Building permission and Sanction map issued by Grampanchayat Shivar, vide its resolution no. 6, Dated 12/07/2016; Located at Mauje- Shivar , Tq. And Dist. Akola.

Which is bounded as under:

Towards East:	Plot no. 106
Towards West:	Your plot and thereafter plot no. 108
Towards North:	Service Line
Towards South:	Road

Nature of the Property/Product: Residential

Type of Property: Freehold

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

1. Copy of NA Order passed by SDO Akola, Vide order passed in Rev. Case No. 1/2/1966-67, Dated 17/09/1966.
2. Copy of Reg. Sale Deed executed by Mr. Anilkumar Damodardas Jaju in f/o Mr. Gajanan Mitharamji Katre And Mr. Narayan Mitharamji Katre, Bearing no. 3296, Dated 06/08/1993.
3. Copy of Reg. Sale Deed executed by Mr. Narayan Mitharamji Katre in f/o Mr. Gajanan Mitharamji Katre, Bearing no. 3794, Dated 01/12/2004.
4. Building Sanction Map issued by Grampanchayat Shivar, Vide Resolution no. 6 Dated 12/07/2016.
5. Latest 7/12 extract in the name of Mr. Gajanan Mitharamji Katre.
6. Latest Tax receipt in the name of Mr. Gajanan Mitharamji Katre.



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PART III: FLOW OF TITLE OF PROPERTY:

- 1) After perusal of the document provided by the applicant/borrower it reveals that, initially agriculture land field **Survey No. 1/1, Area Adm. 14 Acres 26 Gunthas**, was in ownership and possession of Smt. Shakuntala Madanmohan Tapdiya, Who then converted into non agriculture to residential use as per order passed by SDO Akola, Vide order passed in Rev. Case No. 1/2/1966-67, Dated 17/09/1966.
- 2) Thereafter it is directly observed that Mr. Anilkumar Damodardas Jaju was in ownership and possession of **Layout plot no. 107, Total area adm. 139.29 Sq.Mt. i.e. 1500.00 Sq.Ft.** who then executed the sale deed in f/o Mr. Gajanan Mitharamji Katre And Mr. Narayan Mitharamji Katre, thereby sold out the same; Vide Reg. Sale Deed Bearing no. 3296 Dated 06/08/1993.
- 3) Thereafter Mr. Narayan Mitharamji Katre executed the sale deed in f/o Mr. Gajanan Mitharamji Katre, thereby sold out his undivided share on plot i.e. **Area Adm. 69.64 Sq. Mt. i.e. 750.00 Sq.Ft. out of the Total area adm. 139.29 Sq.Mt. i.e. 1500.00 Sq.Ft. of Layout plot no. 107** of survey no. 1/1; Vide Reg. Sale Deed Bearing no. 3794 Dated 01/12/2004.
- 4) By virtue of above said Reg. Sale Deed Bearing no. 3794 Dated 01/12/2004 Mr. Gajanan Mitharamji Katre was in ownership and possession of entire **Layout plot no. 107, Total area adm. 139.29 Sq.Mt. i.e. 1500.00 Sq.Ft.** of survey no. 1/1, Accordingly his name has been mutated on 7/12 Extract of the property , Vide mutation entry no. 4685 Dated 30/10/2022
- 5) Thereafter Mr. Gajanan Mitharamji Katre applied for the Building permission and sanction map for the construction of residential Building on above said **Layout plot no. 107, Total area adm. 139.29 Sq.Mt. i.e. 1500.00 Sq.Ft.** of survey no. 1/1, thereby Grampanchyat Shivar approved the construction of residential building; Dated 12/07/2016.
- 6) At present Mr. Gajanan Mitharamji Katre is the sole and absolute owners and possessor of **Layout plot no. 107, Total area adm. 139.29 Sq.Mt. i.e. 1500.00 Sq.Ft.** of survey no. 1/1, along with construction thereon; Located at Mauje- Shivar , Tq. And Dist. Akola.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

Mr. Gajanan Mitharamji Katre has acquired and owns the said property by virtue of Reg. Sale Deed Bearing no. 3794 Dated 01/12/2004.

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**



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- 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**
- 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: | 27/09/2026 |
| Search E-Challan No. | MH010927796202627U |
- 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. Chetan Gajanan Katre** 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. Chetan Gajanan Katre And Mr. Gajanan Mitharam Katre.**

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



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

1. Copy of NA Order passed by SDO Akola, Vide order passed in Rev. Case No. 1/2/1966-67, Dated 17/09/1966.
2. **Original** Reg. Sale Deed executed by Mr. Anilkumar Damodardas Jaju in f/o Mr. Gajanan Mitharamji Katre And Mr. Narayan Mitharamji Katre, Bearing no. 3296 Dated 06/08/1993.
3. **Original** Reg. Sale Deed executed by Mr. Narayan Mitharamji Katre in f/o Mr. Gajanan Mitharamji Katre, Bearing no. 3794 Dated 01/12/2004.
4. Copy of Building permission and sanction map issued by Grampanchayat Shivar, Dated 12/07/2016.
5. **Original /Digital** Latest 7/12 extract in the name of Mr. Gajanan Mitharamji Katre.
6. **Original /Digital** Latest Tax receipt in the name of Mr. Gajanan Mitharamji Katre.
7. **Original Equitable Mortgage** executed by Borrowers in f/o ICICIHFC.

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: 2026.09.28
14:53:44 +05'30'

Mr. Gaurav S. Deshmukh
(Advocat



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TITLE VERIFICATION AND SEARCH REPORT

Appl. No: 77000365350

Date: 27/09/2026

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. Chetan Gajanan Katre
2. Name of the Property Owner/s: Mr. Gajanan Mitharam Katre

3. Description of the Property:

That the piece and parcel land situated within the jurisdiction of Akola Municipal Corporation situated at **Mauje-Shivar**, bearing field **Survey No. 1/1**, which is Converted into non agriculture to residential use, as per order passed by SDO Akola, Vide order passed in Rev. Case No. 1/2/1966-67, Dated 17/09/1966, out of which **Layout plot no. 107, Area Adm. 139.29 Sq.Mt. i.e. 1500.00 Sq.Ft.** Whereas residential building constructed thereon as per the Building permission and Sanction map issued by Grampanchayat Shivar, vide its resolution no. 6, Dated 12/07/2016; Located at Mauje- Shivar , Tq. And Dist. Akola

Which is bounded as under:

Towards East:	Plot no. 106
Towards West:	Your plot and thereafter plot no. 108
Towards North:	Service Line
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-	NIL
2023-	NIL
2024-	NIL
2025-	NIL
2026-	NIL



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- 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. **MH010927796202627U**; **Dated 27/09/2026**; 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: 2026.09.28
14:53:59 +05'30'

Mr. Gaurav S. Deshmukh
Advocate