

VAISHALI RANJEET HIRE

(Advocate)

"AAI" Niwas, Nageshwarwadi, Aurangabad

(M) 09881295348

LEGAL SCRUTINY REPORT

Date: - 26/09/2026

To,
The Branch Manager,
ICICI HFC Limited.
Aurangabad.

Sub: Legal Scrutiny Report in respect of the file of Achyut Babanrao Shinde

Property Details:

1)	Name of the Applicant & Application No.	:	Achyut Babanrao Shinde 77000364095
2)	Name of the Co-applicant/s (if any)	:	Kalyani Achyut Shinde
3)	Type of Loan:	:	Resale Purchase
4)	Purpose of Loan	:	Resale Purchase
5)	Name of the Property owners	:	Digambar Aasaram Khanse
All that piece and parcel of the property Milkat No. 2364/1, admeasuring area 90.00 sq. meter. Situated at CTS No. 1415, Mauje Paithan, Tq Paithan and Dist Chhatrapati Sambhajinagar within the jurisdiction of Sub-Registrar, Aurangabad, which is bounded as under: Towards East : Milkat of Rameshwar Chouthie Towards West : Road Towards North : Milkat of Kashinath Rode Towards South : Millat of Dipak Mapari			
7)	Nature / Status of the property	:	Free Hold
8)	Type of Property	:	Self Acquired

Part II: List of documents before me for scrutiny and legal opinion:

1. PR card of CTS No. 1415.
2. Registered Sale Deed bearing daybook no. PTA-376/1985 dated 15/02/1985.
3. Construction Permission bearing outward no. NPPAI/BAVI/6/03 dated 01/01/2003.

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4. Approved building plan.
5. Registered Gift Deed bearing daybook no. PTA-3005/2025 dated 27/03/2005.
6. Draft Sale Deed.

Part III : Flow of title of Property:

1. It appears from the documents that, Northern Part of Plot No. 140, admeasuring area 92.88 sq. meter. Situated at CTS No. 1415 Mauje Paithan, Tq Paithan and Dist Aurangabad was owned and possessed by Mrs. Shilabai Manikarao Pathade prior to 1985.
2. That, registered Sale Deed bearing daybook no. PTA-376/1985 dated 15/02/1985 executed by Mrs. Shilabai Manikrao Pathade in favor of Aasaram Dashrath Khanse in respect of property Northern Part of Plot No. 140, admeasuring area 92.88 sq. meter. Situated at CTS No. 1415, Mauje Paithan, Tq Paithan and Dist Aurangabad.
3. That, on the basis of above sale deed the name of Aasaram Dashrath Khanse came to be mutated in the PR Card.
4. That, the Associate Amalgamation Officer and City Survey Officer Gaothan Aurangabad has issued Sanad under section 129 & 130 in favor of Aasaram Dashrath Khanse and Sakharam Shamrao Mapari in respect of property land admeasuring area 180.00 sq. meter, situated at Mauje Kasbe Paithan, Tq Paithan and Dist Aurangabad.
5. That, the office of the Paithan Municipal Council has issued Construction Permission bearing outward no. NPPAI/BAVI/6/03 dated 01/01/2003 in favor of Aasaram Dashrath Khanse in respect of property House No. 2364/1 along with approved building plan.
6. That, afterwards the above mentioned property got Milkat No. 2364/1 as such the office of the Municipal council issued the Assessment Extract dated 03/04/2003 in favor of Aasaram Dashrath Khanse.
7. That, registered Gift Deed bearing daybook no. PTA-3005/2025 dated 27/03/2005 executed by Aasaram Dashrath Khanse with the consent of Sonali Dnyaneshwar

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Khanse, Yash Dnyaneshwar Khanse and Harshwardhan Dnyaneshwar Khanse in favor of Digambar Aasaram Khanse in respect of property Milkat No. 2364/1, admeasuring area 90.00 sq. meter. Situated at CTS No. 1415, Mauje Paithan, Tq Paithan and Dist Chhatrapati Sambhajinagar.

8. That, Achyut Babanrao Shinde intends to purchase the property Milkat No. 2364/1, admeasuring area 90.00 sq. meter. Situated at CTS No. 1415, Mauje Paithan, Tq Paithan and Dist Chhatrapati Sambhajinagar as such approached to Digambar Aasaram Khanse.

PART IV : EVIDENCE OF THE PROPERTY:

Registered Gift Deed bearing daybook no. PTA-3005/2025 dated 27/03/2005 executed by Aasaram Dashrath Khanse with the consent of Sonali Dnyaneshwar Khanse, Yash Dnyaneshwar Khanse and Harshwardhan Dnyaneshwar Khanse in favor of Digambar Aasaram Khanse.

PART V : OTHER PROVISIONS

5.1.	Whether provisions of the Urban Land Ceiling Act are applicable?	No
5.2.	Whether property 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?	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.	No
5.6	Whether all original documents for the last 30 years have been scrutinized?	I have scrutinized Xerox copy of 13 years documents
5.7	Whether all the original documents are available for creating a mortgage?	Yes
5.8	Whether all 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 is leased?	
5.11	Whether the land is Adivasi [Tribal] Land?	N.A.
5.12	Whether the land/property is joint family property?	N.A.
5.13	Whether SARFAESI Act is applicable?	Yes
5.14	Is land / property / flat being subject to any reservations / acquisitions/ requisitions?	N.A.
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?	N.A.

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5.16	Whether the said POA holder had had authority to sell the property under POA?	N.A.
5.17	Whether POA as recorded in 5.15 is registered?	N.A.
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	N.A.
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	N.A.
5.20	Whether the search report is obtained and submitted?	Yes
	Search Report Details:	
	Search Conducted Years:	2014-2026
	Name of Advocate:	Adv. Vaishali Hire
	Search Report Date:	26/09/2026
	Note:	Positive
5.21	Whether E.C.is obtained?	N.A.
	EC Details	N.A.
	No. of years EC obtained 0.00	N.A.
	Any Encumbrance to Specify	N.A.
	EC applied by :	N.A.

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

I/We further certify that Digambar Aasaram Khanse would derive a valid, clear, marketable. 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 Achyut Babanrao Shinde.

VI. The following original documents to be collected by ICICI HFC for creation of Registered / Equitable Mortgage prior to disbursement

1. Original registered Sale Deed executed by the Digambar Aasaram Khanse in favor of Achyut Babanrao Shinde with ORR and Index-II.

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2. Original registered Gift Deed bearing daybook no. PTA-3005/2025 dated 27/03/2005 executed by Aasaram Dashrath Khanse with the consent of Sonali Dnyaneshwar Khanse, Yash Dnyaneshwar Khanse and Harshwardhan Dnyaneshwar Khanse in favor of Digambar Aasaram Khanse with ORR and Index-II.
3. Original registered Sale Deed bearing daybook no. PTA-376/1985 dated 15/02/1985 executed by Mrs. Shilabai Manikrao Pathade in favor of Aasaram Dashrath Khanse.
4. Original Construction Permission bearing outward no. NPPAI/BAVI/6/03 dated 01/01/2003 with approved building plan
5. Latest PR Card.

The above documents are required before disbursement of the loan for creating valid mortgage.

VII. The following original documents are required to be deposited for creation of equitable mortgage after Disbursement

1. The borrower must execute the NOI in favour of ICICI HFC.

Remarks, if any:-

Nil

Adv. Vaishali Hire

Vaishali
Ranjeet
Hire

Digitally signed
by Vaishali
Ranjeet Hire
Date: 2026.09.26
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