



SACHIN P. SUDAME
ADVOCATE

OFFICE: Row House No. 85, Kasliwal Marvel (West), Beed Bypass Road, Satara
Parisar, Chatrapati Sambhajnagar

MOB- 9371791119, advsacchin@gmail.com

Date: 18/08/2026

LEGAL SCRUTINY REPORT

To,
The Branch Manager
ICICI HFC Ltd.
Branch-Aurangabad

Dear sir/madam,

Legal Scrutiny Report in respect of the file of Sharda Ashok Bhojdhare

Application No. : 77000330150

PART I : PROPERTY DETAILS:

1. Name of the Applicant/Borrower/s : Sharda Ashok Bhojdhare

2. Name of the Co-applicant/s : Priti Ashok Bhojdhare

3. Type of Loan : Resale Purchase

4. Purpose of Loan : Resale Purchase

Name of the property owner : Aabasaheb Navnath Vetral

Adv. SPS

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Name : Sachin Pandurang Sudame
Date : 18-Aug-2026 13:32:58
Aadhaar No : **** * 2393

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5. Description of the Property (with Boundaries):

All the piece and parcel of the Flat No. 04, area admeasuring 39.26 square meter, 2nd floor, Sai Residency, constructed on Plot No. 319, Municipal Milkat No. 3889, forming part of CTS No. 2577, situated at Mauje Paithan, Tq. & Dist. Chhatrapati Sambhajnagar, bounded as under:

East : Flat No. 03

West : Plot No. 318

South : Plot No. 332

North : 7.00 meter wide road

6. Nature/Status of the Property : Residential

7. Type of Property : Freehold property

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

- 1) Copy of property record car of CTS No. 2577.
- 2) Copy of registered Sale Deed vide daybook serial No. PTA/3598/2001 dated 23/07/2001.
- 3) Copy of registered Sale Deed vide daybook serial No. PTA/4084/2012 dated 16/06/2012.
- 4) Copy of registered Sale Deed vide daybook serial No. PTA/6714/2017 dated 13/10/2017.
- 5) Copy of Construction permission Ja Kra Napappe/BapaVi/978/2018 dated 26/07/2018.

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- 6) Copy of Occupancy Certificate vide its No. 142 dated 20/01/2020.
- 7) Copy of registered Deed of Declaration bearing daybook serial No. PTA/6875/2019 dated 19/10/2019.
- 8) Copy of registered Sale Deed vide daybook serial No. PTA/2245/2020 dated 26/05/2020.
- 9) Copy of Notarised Agreement to Sale dated 25/05/2026.

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

- 1) It is seen from record that, the Plot No. 319, area admeasuring 180.00 square meter, Municipal Milkat No. 3889, forming part of CTS No. 2577, situated at Mauje Paithan, Tq. & Dist. Chhatrapati Sambhajnagar, was originally owned and possessed by Vimalbai Sukhdev Mapari since before the year 2001.
- 2) It is seen from the record that, Vimalbai Sukhdev Mapari sold and transferred the above said Plot No. 319 in favor of Mr. Ashok Digambarrao Laturkar by way of registered Sale Deed vide daybook serial No. PTA/3598/2001 dated 23/07/2001.
- 3) It is seen from the record that, Mr. Ashok Digambarrao Laturkar sold and transferred the above said Plot No. 319 in favor of Usha Trimbak Sonwane and Jayashri Annadrao Raut by way of registered Sale Deed vide daybook serial No. PTA/4084/2012 dated 16/06/2012.
- 4) It is seen from the record that, Usha Trimbak Sonwane sold and transferred her undivided share in the above said Plot No. 319 in favor of Jayashri Anadrao Raut by way of registered Sale Deed vide daybook serial No. PTA/6714/2017 dated 13/10/2017.



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5) It is seen from the record that, the owner/developer Jayashri Anadrao Raut applied for construction permission towards the Paithan Municipal Council and accordingly the authority Paithan Municipal Council approved the building plan and issued Construction permission Ja Kra Napappe/BapaVi/978/2018 dated 26/07/2018. That, after the completion of construction work the authority Paithan Municipal Council issued an Occupancy Certificate vide its No. 142 dated 20/01/2020.

6) It is seen from the record that, the Owner/developer executed a registered Deed of Declaration u/s 2-A of the Maharashtra Apartment Ownership Act, in the office of Sub Registrar, Aurangabad bearing daybook serial No. PTA/6875/2019 dated 19/10/2019. That, the above said Condominium known as 'Sai Residency'.

7) It is seen from the record that, M/s Sai Residency through Proprietor sold and transferred the Flat No. 04, area admeasuring 39.26 square meter, 2nd floor, Sai Residency, constructed on Plot No. 319, Municipal Milkat No. 3889, forming part of CTS No. 2577, situated at Mauje Paithan, Tq. & Dist. Chhatrapati Sambhajnagar in favor of Mr. Aabasaheb Navnath Vetal by way of registered Sale Deed vide daybook serial No. PTA/2245/2020 dated 26/05/2020.

8) It is seen from the record that, Mr. Aabasaheb Navnath Vetal executed a Notarised Agreement to Sale dated 25/05/2026 in favor of Mr. Ashok Bhagwan Bhojdhare in respect of the Flat No. 04, area admeasuring 39.26 square meter, 2nd floor, Sai Residency, constructed on Plot No. 319, Municipal Milkat No. 3889, forming part of CTS No. 2577, situated at Mauje Paithan, Tq. & Dist. Chhatrapati Sambhajnagar.



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9) From the above it can be inferred that, hence, Mr. Aabasaheb Navnath Vetal is the owner of the above said property and is legally possessing the said property being the owner of the property.

PART IV : EVIDENCE OF THE TITLE OF PROPERTY:

As above

PART V : OTHER PROVISIONS :

5.1 Whether provisions of urban land ceiling act are applicable?

Not applicable

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?

(Property tax receipt not provided)

5.6 Whether all original documents for last 13/30 years have been scrutinized; if not give reasons?

No (Original documents not provided)

5.7 Whether required documents are available for creating mortgage?

No

5.8 Whether all the previous owners of the property had the right and competency to transfer the property?

No

5.9 Whether the proposed mortgage by deposit of title deeds is possible?

No



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5.10 What is the tenure of the land; is it is leased?

Freehold property

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 favor of the loan applicant?

Yes

5.16 Whether the said POA holder has/had authority to sell the property under
POA?

Yes

5.17 Whether POA as recorded in 5.15 is registered?

Yes

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 the
permission/NOC is required and list all permission/No objection required

Not applicable

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

Not applicable

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5.20 Whether Search Report is obtained and submitted?

Yes

5.21 Whether EC is obtained?

No

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, Mr. Aabasaheb Navnath Vetal has derived a valid, clear, marketable and unencumbered title to the said property stated above. The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower/Co-Borrower.

The following original documents to be collected by the 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 (with ORR) vide daybook serial No. PTA/2245/2020 dated 26/05/2020.
- 2) Original Notarised Agreement to Sale dated 25/05/2026.
- 3) Original registered Sale Deed (with ORR) which is going to be registered in favor of intending Borrower Mr. Ashok Bhagwan Bhojdhare.

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REMARKS (if any)

Mr. Aabasaheb Navnath Vetal has derived a valid, clear, marketable and unencumbered title to the said property stated above. The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower/Co-Borrower.

Submitted by

Sachin P. Sudame
Advocate

Adv. SPS

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