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

LEGAL SCRUTINY REPORT

Date: 26/07/2026

To,
Hinduja Housing Finance Ltd.
Branch Nagpur.

Sub- Legal Scrutiny Report in respect of the File of **Latabai Manoj Nagpure**

Date of Legal Initiation	26/07/2026
Application No.	MH/NGR/NPUR/A000001614
Name of Applicant	Latabai Manoj Nagpure
Name of Co – Applicant/s	Manoj Rameshwar Nagpure
Relationship between Applicant and Co – Applicant/s	Spouse
Purpose of Loan	Purchase Existing
Lead amount	4000000 /-
Name of property owner	Chandrashekhar Vishwanath Bahadure
Name of Proposed Owner	Latabai Manoj Nagpure
Search For	13 Years

PART-I DESCRIPTION AND SCHEDULE OF THE CONCERNED PROPERTY

All that R.C.C superstructures bearing Bungalow No. 109-114 (C) covering built up area 86.03 Sq Mt (926.02 sq ft) & super build- up area of 100.33 Sq mt (1080 sq. ft) and plot area 88.50 Sq mt (952.61 Sq. ft) in the scheme which is named and styled as “VYANKATESH CITY” together with a proportionate undivided 8.755 % share in the piece and parcel of land bearing 109-114 admeasuring area 1010.87 Sq Mtrs being part and portion of Kh. No. 115 of Mouza -Shirul ,P.H No. 71 , situated within the limits and jurisdiction of Gram Panchayat Shirul , Tahsil Hingna & District Nagpur.

And said land is bounded as under :

EAST	Land of Yelne
WEST	Kh No. 71 & 125
NORTH	Kh no. 116
SOUTH	Shirul road

The said Bungalow is bounded as under :

EAST	6.00 Mtrs wide road
WEST	Open land
NORTH	Bungalow No. 109-114 (B)
SOUTH	Bungalow No. 109-114 (D)

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PART-II LIST OF DOCUMENTS SCRUTINISED BY ME :-

SR NO .	Date of Document	Name of description of Document	Whether Original/ Photostat
1)	dated 16/05/2017 Sub Registrar Hingna at Reg Sr. No. 2009	Registered Sale deed executed by M/s Sukhkarta Developers & builders through its Proprietor Vijay Anandrao Shelke in favour of Chandrashekhar Vishwanath Bahadure	Photocopy
2)	dated	Draft Agreement to Sale Executed by Chandrashekhar Vishwanath Bahadure in favour of Latabai Manoj Nagpure	Photocopy

PART-III 1. BRIEF HISTORY OF THE PROPERTY AND HOW THE OWNER/ MORTGAGOR HAVE DERIVED THE TITLE -

- a) WHEREAS all that piece of property bearing Kh. No. 115, , total Land measuring 0.85 HR P.H No. 71, Mouza - Shirul situated within the limits and jurisdiction of Gram Panchayat Shirul , Tahsil Hingna & District Nagpur Pralhad Vithoba Bhuse & others acquired the same by way of intestate succession
- b) WHEREAS Pralhad Vithoba Bhuse sold /transferred i.e above property to Shri Kiram Vithaldas Ghiya and Sau. Damyanti Kiran Ghiya vide sale deed which was duly registered before the sub-Registrar Nagpur -11 at Sr No. 8963 dated 05.12.1997
- c) WHEREAS said Shri Kiram Vithaldas Ghiya and Sau. Damyanti Kiran Ghiya lateron sold /transferred above property i.e Kh. No. 115, , total Land measuring 0.85 HR to Suresh Chunnilal Agrawal vide sale deed which was duly registered before the Sub Registrar Hingna at sr. no. 2022 dated 08/06/2004.
- d) WHEREAS Shri Suresh Chunnilal Agarwal sold /transferred above property i.e Kh. No. 115, , total Land measuring 0.85 HR to M/s Sukhkarta Developers & Builders, Butibori through its Partners Shri Vijay Anandrao Shelke, Shri Shailendra Kamalkishor Jaiswal, Shri Suresh Deorao Doifode vide sale deed which is duly Registered before the Sub Registrar Hingna at sr. no. 4124 dated 14/07/2006
- e) WHEREAS the said property was converted from Agricultural use to non-agricultural use vide order passed by the Collector, Nagpur, in Revenue Case No. 561/NAP-34-2005-2006 dated 13.04. 2006
- f) WHEREAS the layout was formed on the said land by way of laying plots of various dimensions and have got the said layout sanctioned by the Town planning Authority, Nagpur vide letter No. 3689, dated 14-09-2006.
- g) WHEREAS M/s Sukhkarta Developers & Builders got duly sanctioned and approved various building permit no. 609/08 dated 20.11.2006 of various BUNGLOW from gram panchayat Shirul
- h) WHEREAS the property has been submitted to the Provisions of the Maharashtra Apartment Ownership Act 1970 by executing Deed of Declaration which is registered at Sub Registrar Hingna at Sr. No. 5199 dated 04/09/2007.
- i) WHEREAS M/s Sukhkarta Developers & builders through its Proprietor Vijay Anandrao Shelke sold Bungalow No. 109-114 (C) covering built up area 86.03 Sq Mt (926.02 sq ft) & super build- up area of 100.33 Sq mt (1080 sq. ft) and plot area 88.50 Sq mt (952.61 Sq. ft) in the scheme which is named and styled as " VYANKATESH CITY " to Chandrashekhar Vishwanath Bahadure vide sale deed which is registered at Sub Registrar Hingna at Reg Sr. No. 2009 dated 16/05/2017.
- j) Whereas Chandrashekhar Vishwanath Bahadure now desired to sell aforesaid property and therefore of Latabai Manoj Nagpure approached him with an offer to purchase it . after detailed negotiations an agreement to sell was executed in between them

- a) Now Latabai Manoj Nagpure have approached to Hinduja Housing Finance Ltd for loan to purchase above property.

2. How did the said property devolve into the valid ownership of the present owner ?

- by virtue of sale

3. Whether the present owner has mutated his/her name in the land revenue records ?

-yes

4. Whether the present owner is paying land revenue tax to the state government ?

-yes

5. Status Of Land Conversion-- Relevant document not provided.

6. Whether Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act (SARFAESI ACT) is Applicable? -YES

PART-IV EVIDENCE OF TITLE OF THE PROPERTY

Type Of Deed Ascertaining Title	Registered sale deed
Deed Number	Sub Registrar Hingna at Reg Sr. No. 2009
Deed Date	dated 16/05/2017

Part- V Nature And Status Of The Property

Status	Freehold
Nature	Residential

PART- VI OTHER PROVISIONS -

sr no.	particulars	yes/no	remarks, if necessary
1.	whether property to be given as security is subject to any minor's claim/share	No	
2.	whether property is affected by the revenue or tenancy obligation	No	
3.	in case of flat purchase, whether builder is a private / limited company?	No	
4.	whether upto date tax/land revenue has been paid	Yes	
5.	whether all the title documents for last 13 years has been verified	NO	
6.	whether required documents are available for creating mortgage.	Yes	
7.	whether all the previous owners had the right/competency to transfer of the property.	Yes	
8.	whether proposed mortgage by deposit of title document (equitable mortgage) is possible	Yes	

9.	if the property is a flat/apartment, how many years independent title is ensured	N.A	
10.	whether property has been transferred/ to be transferred by POA holder of the original land owner in favour of the loan applicant	N.A	
11.	whether POA holder of the original land owner has/had authority under POA	N.A	
12.	whether POA recorded in sn11 is registered	N.A	
13.	whether the property is lease land, if yes what is the tenure of the lease and what is the residual period left?	N.A	
14.	whether the property/land is joint family property	No	
15.	Is the land/property/flat is subject to any reservations/acquisitions/requisitions.	No	
16.	whether property belongs to SC/ST (jharkhand)	NO	
17.	whether land is agricultural	No	
18.	whether real estate regulatory authority 2016 (rera) is applicable or not?	N.A	
19.	in case of balance transfer / takeover cases, whether original lod received from bank or not?	N.A	
20.	whether search report / non-encumbrance are applied for?	YES	
21.	whether provisions of urban land ceiling act are applicable?	No	
22.	whether the land is categorized under the CNT act?	No	
23.	whether the land is categorized under the santhal pargana act? (state specific)	No	
24.	whether approved map / sanction map has been provided?	No	

PART VII DOCUMENTS TO BE COLLECTED BY HINDUJA HOUSING FINANCE LIMITED FOR CREATING A VALID MORTGAGE

S NO.	DATE	NAME OF THE DOCUMENTS (DETAILS)	WHETHER ORIGINAL/ PHOTOCOPY
1.	dated 16/05/2017 Sub Registrar Hingna at Reg Sr. No. 2009	Registered Sale deed executed by M/s Sukhkarta Developers & builders through its Proprietor Vijay Anandrao Shelke in favour of Chandrashekhar Vishwanath Bahadure	Original
2.	dated	Proposed Sale deed Executed by Chandrashekhar Vishwanath Bahadure in favour of Latabai Manoj Nagpure	Original
3.	Dated	Latest Tax receipt issued by Gram Panchayat Shirul in the name of Chandrashekhar Vishwanath Bahadure	Original
4.	Dated	Latest Tax Assessment issued by Gram Panchayat Shirul in the name of Chandrashekhar Vishwanath Bahadure	Original
5.	Dated	Latest 7/12 extract	System Generated

6.	Dated	NOI in favour of Hinduja Housing Finance Ltd	Original
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PART-VIII DOCUMENTS TO BE COLLECTED BY HINDUJA HOUSING FINANCE LIMITED POST DISBUSREMENT

S NO.	DATE	NAME OF THE DOCUMENTS (DETAILS)	WHETHER ORIGINAL / PHOTOCOPY
1.		N.A.	
2.		N.A.	

PART-IX FINAL OPINION

The present owners Chandrashekhar Vishwanath Bahadure is having a valid title and possession upon the aforesaid properties and property is fit for equitable mortgage .

PART X -CERTIFICATE

I have scrutinized the Photo copies of the documents and title deeds relating to the property in respect of Bungalow No. 109-114 (C) covering built up area 86.03 Sq Mt (926.02 sq ft) & super build- up area of 100.33 Sq mt (1080 sq. ft) and plot area 88.50 Sq mt (952.61 Sq. ft) in the scheme which is named and styled as "VYANKATESH CITY" together with a proportionate undivided 8.755 % share in the piece and parcel of land bearing 109-114 admeasuring area 1010.87 Sq. Mtrs being part and portion of Kh. No. 115 of Mouza -Shirul ,P.H No. 71 , situated within the limits and jurisdiction of Gram Panchayat Shirul , Tahsil Hingna & District Nagpur and found the title of Chandrashekhar Vishwanath Bahadure is clear and marketable. The Hinduja Housing Finance Ltd., can sanction Mortgage loan to Applicant in respect of aforesaid property after execution of sale deed and will be mortgage in Hinduja Housing Finance Ltd., and the property in question Comes Under the Purview of SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002 and also comes under Jurisdiction of DEBT RECOVERY TRIBUNAL Nagpur.

Remarks, if any: -No

Search receipt No. MH007096929202627U dated 26/07/2026

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**Yours Faithfully,
ADV KAILAS.U. REKAWAR**