



Adv. Mandar Mohandas Inamdar {B.com . LL.B

OFFICE ADD.: Flat No. 5 Kanade Apartment Nalavade
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Date: 09/08/2026

LEGAL SCRUTINY REPORT

Dear Sir / Madam,

Sub: Legal Scrutiny Report in respect of the file of

Date of Legal Initiation	31/07/2026
Application No.	MH/AMD/AMDR/A000001076
Name of Applicant	Mr. Abasaheb Annasaheb Kale
Name of Co – Applicant/s	Mrs. Pratibhatai Abasaheb Kale and Mr. Saurabh Abasaheb Kale
Relationship between Applicant and Co – Applicant/s	Spouse
Purpose of Loan	Purchase New
Lead amount	20 Lakh
The property is found / proposed to be found in whose name?	Navrang Developers through its partners Mr. Satish Kasare & others

PART-I : DESCRIPTION AND SCHEDULE OF THE CONCERNED PROPERTY :

All the piece and parcel of the property bearing Flat no.403 having carpet area 56.43 sq.mtr + balcony area 9.51 sq.mtr totaling an area of 65.94 sq.mtr .on the fourth floor of the building “Akashganga Building B” Constructed upon Gat no.1103/1 out of this Plot no.1/1 having an area 3754.53 sq.mtr. situated at

Shrigonda Tal-Shrigonda Dist-Ahilyanagar . within the Jurisdiction of sub-registrar Shrigonda. Bounded as below.

NORTH	Side margin
SOUTH	Elevator and passage
EAST	Passage staircase and flat no.404
WEST	Duct and flat no.402

PART-II : LIST OF DOCUMENTS SCRUTINSED BY ME

SR. No.	Date	Name Of The Documents (Details)	Whether Original / Photocopy
1.	-	Draft of sale deed executed by Navran developers through partner in favour of Abbasaheb Annansaheb Kale	Photocopy
2.	19/01/2026	LSR of Adv. Apurva Chavan	Photocopy

PART-III : FLOW/CHAIN OF THE TITLE

All the piece and parcel of the property it's Gat No.1103, out of it an area H01-00R. situated at Shrigonda, Tal: -Shrigonda, Dist :- Ahemednagar (Ahilyanagar), was earlier i.e. since prior to year 2011 owned and possessed by **Mahammad Bansi Bagwan.**

Further it appears from the record that **Mahammed Bansi Bagwan** have executed Reg. Sale Deed in respect of Gat No. 1103 adm. area 1H-00R. vide Reg. Sale Deed No. 1665/2011 in favour of **1) Satish Narayan Kasare, 2) Sachin Narayan Kasare, 3) Vilas Dhondibhau Shitole, 4) Bhaskar Jaywant Kale, 5) Nita Sunil Jadhav, 6) Dattatray Babasaheb Shitole, 7) Dattatray Suryabhan Deshmukh, And 8) Manohar Ramdas Pote 9) Milind Ramdas Pote** and on basis of this sale deed the 7/12 extract of the said property divided in to Gat no. 1103/1 its adm. area 1H.00R on the name **Manohar Ramdas Pote And other 8** and another Gat

no.1103/2 its adm. area OH. 49R+ Pot Kharaba OH.03R remaining area on the name of **Mahammad Bansi Bagwan** therefore new 7/12 extract was generated by the concern revenue authority and this entry was duly mutated by M.E. No. 16261 and duly certified on dtd. 25/05/2011.

Thereafter it appears from the record that on dtd. 18/07/2012 as per the order of Additional Collector of Ahmednagar vide bearing NA Order no. Mah/karya/3B/NASR/187/2012 on dtd. 18/07/2012 the land owner of 1) Satish Narayan Kasare, 2) Sachin Narayan Kasare, 3) Vilas Dhondibhau Shitole, 4) Bhaskar Jaywant Kale, 5) Nita Sunil Jadhav, 6) Dattatray Babasaheb Shitole, 7) Dattatray Suryabhan Deshmukh, and 8) Manohar Ramdas Pote 9) Milind Ramdas Pote are converted into residential non-agricultural land as per terms and conditions which is given in the order. As per the Lay out of the said property 1) Plot No. 1 its adm area 7013.84 Sq. Mtr., 2) Plot No. 2 its adm area 1568.55 Sq. Mtr. 3) Plot No. 3 its adrn area 1002.10 and 4) Plot No. 4 its adm area 415.51 Sq. Mtr. These four plots are sanctioned by the concern officer and these entries were taken in revenue record and as per the layout and N.A. order separate plot wise 7/12 extract was newly opened.

Thereafter it appears from the record that the said owners **1) Satish Narayan Kasare, 2) Sachin Narayan Kasare, 3) Vilas Dhondibhau Shitole, 4) Bhaskar Jaywant Kale, 5) Nita Suni. Jadhav, 6) Manohar Ramdas Pote 7) Dattatray Suryabhan Deshmukh, and 8) Dattatray Babasaheb Shitole**, obtained construction permission from Shrigonda Municipal council vide order no. building permission no. CCASM/RB/2024/APL/00030 dated 02/05/2024 and thereby constructed building namely **“Akashganga Building-B”** upon said plot.

Further it appears that in order to confirm separate unit's area in building **“Akashganga Building-B”** a reg. deed of Declaration no. 2641/2025 dtd.15/04/2025 is also filed /registered by owner/developer **Navrang Developers through its partners.**

That further it reveals from the record that, owners **Manohar Ramdas Pote & Developers Navrang Developers** through its partners have executed Spl. POA deed No. 2642/2025 Dtd. 15/04/2025 in f/o **Mr. Satish Narayan Kasare** and thereby conferred rights upon him in respect of the flat units in building **“Akashganga Building-B”**

Further it reveals from the draft of proposed sale deed owners Mr. Abasaheb

Annasaheb Kale.

It appears from the record of rights that, after investigation from the year 2014 to till today from available records of title it is found that the above mentioned property is clear, marketable and free from any other encumbrances.

I have taken the search of records of Sub Registrar's Office Shrigonda from Index – II registers and other relevant records for last 13 years up to date by paying necessary search fees in whose jurisdiction the property situated.

	The property was originally found in whose name?	Mahammad Bansi Bagwan
1.	How did the said property Devolve onto the valid ownership of the present owner.	Mahammed Bansi Bagwan have executed Reg. Sale Deed in respect of Gat No. 1103 adm. area 1H-00R. vide Reg. Sale Deed No. 1665/2011 in favour of 1) Satish Narayan Kasare , 2) Sachin Narayan Kasare , 3) Vilas Dhondibhau Shitole , 4) Bhaskar Jaywant Kale , 5) Nita Sunil Jadhav , 6) Dattatray Babasaheb Shitole , 7) Dattatray Suryabhan Deshmukh , And 8) Manohar Ramdas Pote 9) Milind Ramdas Pote

2.	Whether the present owner has mutated his/her name in the land revenue records?	Yes
3.	Whether the present owner is paying land revenue tax to the state government?	To be confirmed by borrower
4.	Non-agricultural proof	Yes
5.	Whether SARFAESI is applicable	Yes

PART-IV : Evidence of Title of Property

Type of Deed ascertaining title	Reg. Sale Deed
Deed number	1665
Deed date	2011

Part-V : NATURE AND STATUS OF THE PROPERTY

Status	Freehold
Nature	Non Agriculture

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	Required
5.	Whether all the title documents for last 13 years has been verified ?	No	
6.	Whether required documents are available for creating mortgage?	NO	
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 Sr.n 11 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?	No	
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?	No	
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?	No	
21.	Whether provisions of Urban Land Ceiling Act are applicable?	No	
22.	Whether the land is categorized under the CNT Act?	N.A.	
23.	Whether the land is categorized under the Santhal Pargana act? (state specific)	N.A.	
24.	Whether approved Map / Sanction map has	No	

	been provided?		
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**PART– VII: DOCUMENTS TO BE COLLECTED BY HINDUJA
HOUSING FINANCE LIMITED FOR CREATING A
VALIDMORTGAG**

<u>S NO.</u>	<u>DATE</u>	<u>NAME OF THE DOCUMENTS (DETAILS)</u>	<u>WHETHER ORIGINAL / PHOTOCOPY</u>
1.	--	Reg. sale deed executed by Navrang Developers through its partners Mr. Satish Kasare & others in f/o Mr. Abasaheb Annasaheb Kale	Original
2.	21/05/2011	Reg. sale deed No. 1665/2011 executed by Mahammad Bansi Bagwan in f/o Mr. Manohar Ramdas Pote & others	Photo Copy
3.	Latest	7/12 Extract of property	Certified
4.	15/04/2025	Reg. POA deed No. 2642/2025 executed by Navrang Developers through its partners in f/o Mr. Satish Naran Kasare	Photo Copy
5.	11/02/2025	Reg. partition deed No. 1025/2025 executed between Mr. Satish Naran Kasare & others	Photo Copy
6.	18/07/2012	NA order	Photo Copy
7.	15/04/2025	Reg. deed of declaration No. 2641/2025 executed by Navrang Developers through its partners	Photo Copy
8.		Demand Letter	Original
9.	--	NOC to Mortgage	Original
10.	--	Possession Letter	Original
11.	--	Own contribution receipt	Original
12.	--	NOI executed in f/o Hinduja Housing Finance Ltd. (with RR & Index II)	Original

PART-VIII : DOCUMENTS TO BE COLLECTED BY HINDUJA HOUSING FINANCE LIMITED POST DISBUSREMENT - NIL

PART-IX : FINAL OPINION

The present Applicant Mr. Abasaheb Annasaheb Kale will acquire clear and marketable title over the subject property after execution of reg. sale deed in their favour and property is fit for EM/Register Mortgage.

PART-X : CERTIFICATE

In view of the foregoing, I Certify that the title deeds intended to be deposited, relating to the property and offered as security by way of security of Equitable mortgage and 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.

1. I further certify that, Mr. Satish Narayan Kasare Mr.Manohar Ramdas Pote,Sachin Naryan Kasare,Vilas Dhondibhavu Shitole,Bhaskar Jaywant Kale,Nita Sunil Jadhav,Dattatray Babasaheb Shitole and DattatraySurybhanDeshmuukh. have derived a valid, Clear, Marketable& unencumbered title.subject to filing of affidavit, subject to compliance as suggested in the report, the above mentioned property is clear, marketable and free from any encumbrances.

2 The Equitable Mortgage if created will be available to Hinduja Hsg. Finance Ltd. for the liability of the intending borrowe **Abbasaheb Annansaheb Kale and Pratibhatai Abasaheb Kale only after compliance of all requirements as per this report.**

Remarks, if any:

Original documents of title shall be verified before releasing loan.

Copies of documents perused herein are bona-fide believed to be genuine photo-copies of originals.

In the process of legal verification of documents, I have relied upon the

veracity of contents of documents and have assumed the identity and signatures of the parties to deeds as authentic.

Specific Note:

This legal report is given on the basis of cumulative compilation of information furnished & documents perused for the property. However, in order to thwart the possible undisclosed risk/s of existing /impending litigation/s and land acquisition proceedings, please ask the technical manager / panel engineer of your institution to make enquiry in the neighborhood of the property during his routine visit/s.

NOTE: This report is subject to documents provided to me for perusal and record available on the IGR website, if any loss suffered due to unavailable entries and corrupted files in the computer system/ website of igrmaharashtra.gov.in, I should not be held responsible. Further, documents placed before me were scanned/Xerox copies and I have not verified any original documents and/or its validity.

Search Receipt No. MH007397804202627 Dated 30/07/2026

Place: Kolhapur

PART-XI : DIAGRAMMATIC REPRESENTATION OF THE CHAIN OF TITLE: NIL

Yours Faithfully,

**MANDAR
MOHANDAS
INAMDAR**

Digitally signed by
MANDAR MOHANDAS
INAMDAR
Date: 2026.08.10
10:55:59 +05'30'

(Adv. Mandar M. Inamdar)

