

Adv Ranjeet N. Shinde

Office Add. Ho.no.4213/B , Kadbe Galli, Pandharpur Dist. Solapur

Mo.no.9975141252 email. – rns1545@gmail.com

File no.05/Aug/2026

Dt. 28/08/2026

LEGAL SCRUTINY REPORT**Date –28/08/2026****Dear Sir/Madam ,****Sub- Legal Scrutiny Report in respect of the file of**

Date of Legal Initiation	28/08/2026
Application no.	MH/SLP/SLPR/0000002054
Name of Applicant	Vijay Ajay Vankundre
Name of Co-Applicant	Ajay Haribhau Vankundre & Sharda Ajay Vankundre
Relationship between applicant and co-applicants	
Purpose of loan	Top Up
Lead amount	30,00,000/-
The property is found /proposed to be found in whose name?	Found in the name of Ajya Haribhau Vankundre

PART-I DESCRIPTION AND SCHEDULE OF THE CONCERNED PROPERTY

All that piece and parcel of N.A. property bearing Gat no. 24/4/out of plot no.12 area 139.00 sq mtr. Which is situated at village Bhosre Tal.Madha Dist. Solapur within the local limit of G.P.Bhosre Tal.Madha Milkat no.762

AS PER DEED	
EAST	Internal Road
SOUTH	Plot no.11A
WEST	Plot no.1 A
NORTH	Plot no. 12 A

PART-II LIST OF DOCUMENTS SCRUTINSED BY ME

S.NO.	DATE	NAME OF THE DOCUMENTS (DETAIL)	WHETHER ORIGINAL/P HOTOCOPY
1	05/08/2026	7/12 extract of Gat no. 24/4 at village Bhosre Tal.Madha	Copy
2	14/08/2013	Sale-deed dt.14/08/2013 doc sr no..3739 Which is executed by Gangubai Haribhau Vankundre in favor of Ajay Haribhau Vankundre	Copy

PART-III FLOW/CHAIN OF TITLE

1 All that piece and parcel of N.A. property bearing Gat no. 24/4/out of plot no.12 area 139.00 sq mtr. Which Is situated at village Bhosre Tal.Madha Dist. Solapur within the local limit of G.P.Bhosre Tal.Madha Milkat no.762. Property is N.A. as per order dt. 24/03/1980 .

2 That the above N.A. mentioned property . Which was originally owned and in possession of Gangubai Haribhau Vankundre since many years to till the year 2013 ie since before 2014

3 In the year 2013, Above owner Gangubai Haribhau Vankundre sold her above mentioned property ie. Gat no. 24/4/out of plot no.12 area 139.00 sq mtr. to present property holder Ajay Haribhau Vankundre by way of reg.sale-deed dt.14/08/2013 doc sr no. 3739

4 As per the above transaction , name of the present property holder Ajay Haribhau Vankundre clearly and exclusively shown in owners column of Gat no. 24/4/out of plot no.12 area 139.00 sq mtr. Which Is situated at village Bhosre Tal.Madha Dist. Solapur within the local limit of G.P.Bhosre Tal.Madha Milkat no.762.

5 In the year 2024, Above owner and co -applicant obtained loan on above property from our finance through NOI dt. 27/03/2024 doc sr no.41 . So also as per LOD of our finance . Original title deed and others documents already in custody of our finance .

1.THE PROPERTY WAS ORIGINALLY FOUND IN WHOSE NAME ?

- Gangubai Haribhau Vankundre

2 HOW DID THE SAID PROEPRTY DEVOLVE ON TO THE VALID OWNERSHIP OF THE PRESENT OWNER ?

-Yes

3 WHETHER THE PRESENT OWNER HAS MUTAED HIS/HER NAME IN THE LAND REVENUE RECORDS?

-Yes

4 WHETHER THE PRESENT IS PAYING LAND REVENUE TAX TO THE STATE GOVERNMENT ?

-Yes

5 NON-AGRICULTURAL PROFF

-Yes

6 WHTHER SARFAESI IS APPLICABLE

-Yes

PART-IV EVIDENCE OF TITLE OF PROPERTY

TYPE OF DEED ASCENTINGING TITLE	Sale deed
DEED NUMBER	3739
DEED DATE	14/08/2013

PART-V NATURE AND STATUS OF THE PROPERTY

STATUS	FREE HOLD
NATURE	RESIDENTAIL

PART-VI OTHER PROVISION :

SR NO.	PARTICULERS	YES/NO	REMARK,IF NECESSARY
1	WHETHER PROPERTY TO BE GIVEN AS SECURITY IS SUBJECT TO ANY MINORS CALIM /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 ?	N.A.	
4	WHETHER UP TO DATE TAX/LAND REVENUE HAS BEEN PAID	YES	
5	WHETHER ALL THE TITLE DOCUMENTS FOR LAST 13 YEARS HAS BEEN VERIFIED	YES	
6	WHETHER REQUIRED DOCUMENTS ARE AVAILBALE FOR CREATIING MORTGAGE	YES	
7	WHETHER ALL THE PREVIOUS OWNERS HAD THE RIGHT /COMPENTANCY TO TRANSFER OF THE PROPERTY	YES	
8	WHETHER PROPOSED MORTGAGE BY DEPOIST OF TITLE DOCUMENT (EQUITABLE MORTGAGE) IS POSSIBLE	NO	
9	IF THE PROPERTY IS A FLAT/APARTMENT , HOW MANY YEARS INDEPENDENT TITLE IS ENSURED	NO	
10	WHETHER PROPERTY HAS BEEN TRANSFERRED BY POA HOLDER OF THE ORIGINAL LAND OWNER IN FAVOR OF THE LOAN APPLICANT	NO	
11	WHETHER POA HOLDER OF THE ORIGINAL LAND OWNER HAS/HAD AUTHORITY UNDER POA	NO	
12	WHETHER POA RECORDED IN SR NO.11 IS REGISTERED	NO	
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 RESERVATION /ACQUISACTION	NO	
16	WHETHER PROPERTY BELONG TO SC/ST 9 (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 BLANCE TRANSFER /TAKEOVER CASE . WHETHER ORIGINAL LOD RECEIVED FROM BANK OR NOT ?	N.A.	
20	WHETHER SEARCH REPORT/NON ENCUMBRANCES ARE APPLIED OFR	NO	

21	WHETHER PROVISION 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 PARGAN ACT ? (STATE SPECIFIC)	NO	
24	WHETHER APPROVED MAP/SANCTION MAP HAS BEEN PROVIDED	NO	

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

S.NO.	DATE	NAME OF THE DOCUMENTS (DETAIL)	WHETHER ORIGINAL /PHOTOCOPY
1	Recent	7/12 extract of Gat no. 24/4 at village Bhosre Tal.Madha	Certified
2	14/08/2013	Sale-deed dt.14/08/2013 doc sr no..3739 Which is executed by Gangubai Haribhau Vankundre in favor of Ajay Haribhau Vankundre	Copy
3	Proposed	N.A. order	Copy
4	28/08/2026	LOD of HHFL	Original
5	Latest	tax paid receipt	Original
6	Proposed	NOI in favor of Hinduja Finance ltd	Original

PART-VIII DOCUMENTS TO BE COLLECTED BY HINDUJA HOUSING FINANCE LIMITED POST DISBURSMENT

S.NO.	DATE	NAME OF THE DOCUMENTS (DETAIL)	WHETHER ORIGINAL /PHOTOCOPY
1			
2			
3			
4			
5			

PART-IX FINAL OPINION

I have examined the related documents in respect of subject property ie. All that piece and parcel of N.A. property bearing Gat no. 24/4/out of plot no.12 area 139.00 sq mtr. Which Is situated at village Bhosre Tal.Madha Dist. Solapur within the local limit of G.P.Bhosre Tal.Madha Milkat no.762.Which shown name of **Ajay Haribhau Vankunde** is having absolute , clear and marketable title over the subject property subject to charge Hinduja Housing Finance

PART-X CERTIFICATE

1) I further certify that, I have taken online search for the period of last 13 years ie. 2014 to 2026 in the office of sub -register ,Madha on 28/08/2026 vide E-search online receipt no. 1115405132/2026

2) I hereby certify the genuines of the scrutiny of record related to title deed as well as online search taken by me (this report is subject to documents provided to time for perusal and

record available on the IGR website. Further , documents placed before me were scanned /Xerox copies and I have not verified any original documents and /or its validity

REMARK IF ANY :-

PART -XI DIGRAMMATIC RESPRESENTION OF THE CHAIN OF TITLE

N.A.

Yours faithfully

Ranjeet
Namdev
Shinde

Digitally signed by
Ranjeet Namdev Shinde
Date: 2026.08.28
15:25:36 +05'30'

ADV RANJEET N SHINDE

Encl: