

Adv. Amey Deepak Dhavale

Advocate & Notary (Govt. of India)

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Ref. – 26/HHFL/LSR/KOP/AUG/-

Date – 27/08/2026

Legal Scrutiny Report

Dear Sir / Madam,

Subject :- Legal Scrutiny Report in respect of the file of Mr. Dipak Hindurao Patil, Mrs. Bhagyashree Dipak Patil, Mr. Hindurao Mahadeo Patil and Mrs. Chhaya Hindurao Patil.

Date of Legal Initiation	27/08/2026.
Application No.	MH/KLP/KLPR/A000003871.
Name of Applicant	Mr. Dipak Hindurao Patil.
Name of Co – Applicant/s	Mrs. Bhagyashree Dipak Patil, Mr. Hindurao Mahadeo Patil and Mrs. Chhaya Hindurao Patil.
Relationship between Applicant and Co– Applicant/s	Self – Wife, Father & Mother.
Purpose of Loan	Home Loan (Balance Transfer).
Lead amount	
The property is found / proposed to be found in whose name?	Mr. Hindurao Mahadeo Patil.

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

All that piece and parcel of a non-agricultural (residential) use Plot No. R-107, having land area admeasuring 39.03 Sq. Mtrs., along with an existing single-storied (only Ground Floor) RCC type residential use construction thereon having total Built-up area admeasuring 20.49 Sq. Mtrs. as per the approved Building Construction Plan and having total Built-up area admeasuring 63.68 Sq. Mtrs. as per the Assessment record having Municipal Property No. KMCPTA6-7565 (old Property No.A010643111A), situated in a Plotting Scheme carried out on a portion of land admeasuring 25,354.60 Sq. Mtrs. out of R. S. No. 858/2 and R. S. No. 859/2/A (Part), having R. S. No. 858/2/859/2/A/Plot.Nam./R/107 (PU-ID No. 20296832550) as per the online 7/12 extract, situated within the local limits of Kolhapur Municipal Corporation,

at A Ward, Kasaba Karveer, Bapuram Nagar Area, Kolhapur and the said Plot No. R-107 is bounded on or towards –

Boundaries As Per The Registered Sale Deed	
North	09.00 Mtrs. wide Road.
South	Plot No. 106 (also known as Plot No. R-106).
East	03.00 Mtrs. wide Road.
West	Plot No. 97 (also known as Plot No. R-97).

(The description of property mentioned above is incorporated from the documents produced before me and mentioned below in detail at Part – II.)

PART-II : LIST OF DOCUMENTS SCRUTINSED BY ME :-

Sr. No.	Date	Name Of The Documents (Details)	Whether Original / Photocopy
(1)	27/08/2026	7/12 extract in respect of R. S. No. 858/2/859/2/A/Plot.Nam./R/107, situated at village Karveer, Tal. Karveer, Dist. Kolhapur, having PU-ID No. 20296832550.	Photostat Copy of Original Extract
(2)	20/07/2005	7/12 extract in respect of Plot No. R-7 out of R. S. No. 858/2 and R. S. No. 859/2/A, situated at village Karveer, Tal. Karveer, Dist. Kolhapur.	Photostat Copy of Original Extract
(3)	09/06/2026	Assessment List extract issued by the Kolhapur Municipal Corporation in respect of the aforesaid property for the years 2026 – 2027.	Photostat Copy of Original Extract
(4)	30/12/2005	Sale Deed in respect of the aforesaid property, dated 28/12/2005, executed by Mr. Nagendra Advyappa Khangaonkar in favour of Mr. Hindurao Mahadeo Patil, which is registered at Doc. Reg. No. KVN-3/4147/2005, along with its RR No. 4297 and Index-II Copy.	Photostat Copy
(5)	16/12/1998	Building Construction Permission & Commencement Certificate bearing No. Nagar Rachana / Bandhakam Paravanagi / S. R. – A – 307 issued by the Kolhapur	Photostat Copy

		Municipal Corporation in respect of the aforesaid property.	
(6)	16/12/1998	Building Construction Plan in respect of the aforesaid property approved by the Kolhapur Municipal Corporation.	Photostat Copy
(7)	07/05/1992	Non-agricultural Assessment Order bearing No. <i>Desk – III – RB – LNA – SR – 40 / 92</i> issued by the District Collector, Kolhapur in respect of the aforesaid property.	Photostat Copy
(8)	20/03/1991	Housing Scheme Approval Order bearing No. <i>Scheme – 371</i> issued by the Competent Authority, Urban Land Ceiling, Kolhapur Urban Agglomeration and the Resident Deputy Collector, Kolhapur in respect of the aforesaid property.	Photostat Copy
(9)	13/08/2026	Digital LOD issued by the Bandhan Bank Ltd. (erstwhile Gruh Finance Ltd.) in respect of the loan availed by Mr. Hindurao Mahadeo Patil and Mrs. Chhaya Hindurao Patil against the mortgage security of the aforesaid property.	Computer Print
(10)	27/08/2026	Index-II record in respect of the aforesaid property, for the years 2014 to 2026 (13 years), maintained with the concerned Sub-Registrar's Office/s and made available online on the official portal of the said department, perused while my e-Search.	Online Record

PART-III : FLOW / CHAIN OF THE TITLE :-

From the perusal of the documents produced before me and the e-Search made of the Index-II record for the last 13 years, it appears that, prior to the year 1998, a vacant non-agricultural (residential) use Plot No. R-107, having land area admeasuring 39.03 Sq. Mtrs., situated in a Plotting Scheme carried out on a portion of land admeasuring 25,354.60 Sq. Mtrs. out of R. S. No. 858/2 and R. S. No. 859/2/A (Part), situated within the local limits of Kolhapur Municipal Corporation, at A Ward, Kasaba Karveer, Bapuram Nagar Area, Kolhapur was owned and possessed by Mr. Nagendra Advyappa Khangaonkar as his self-acquired property and his name was appearing on the 7/12 extract of the said property by virtue of the Mutation Entry No. 37692 passed by the revenue

authorities.

It is observed that, by obtaining a Building Construction Permission & Commencement Certificate bearing No. *Nagar Rachana / Bandhakam Paravanagi / S. R. – A – 307* dated 16/12/1998 from the Kolhapur Municipal Corporation, and by getting approved the Building Construction Plan from the municipal authorities on the same day, said Land-owner made construction of a single-storied (only Ground Floor) RCC type residential use premises upon the said vacant Plot No. R-107. There is no any Building Completion Certificate or Occupancy Certificate issued by the municipal authorities in respect of the said construction on record. However, after completion of the said construction, the municipal authorities have assessed the said constructed premises for property tax collection purpose.

Thereafter, by execution of a Sale Deed dated 28/12/2005 which is registered in the office of the Sub-Registrar, Karveer No. 3, Dist. Kolhapur on 30/12/2005 at Doc. Reg. No. KVN-3/4147/2005, said Mr. Nagendra Advyappa Khangaonkar has sold his aforesaid Plot No. R-107, along with the exiting residential use construction thereon, to Mr. Hindurao Mahadeo Patil for the consideration of Rs.2,50,000/- (In Words Rupees Two Lakh Fifty Thousand Only); and on the strength of the said registered Sale Deed, the revenue authorities have mutated the name of said Mr. Hindurao Mahadeo Patil to the 7/12 extract of said Plot No. R-107.

As per the online 7/12 extract, the survey number of said Plot No. R-107 is R. S. No. 858/2/859/2/A/Plot.Nam./R/107, having PU-ID No. 20296832550 which is an Unique Identification Number of the said revenue record.

Also, as per the approved Building Construction Plan produced on record, the said construction is having a total Built-up area of 20.49 Sq. Mtrs. But, as per the Assessment record bearing Municipal Property No. KMCPTA6-7565 (old Property No.A010643111A), the said construction is having a total Built-up area admeasuring 63.68 Sq. Mtrs.

Thus, presently, the immovable property mentioned above in detail is owned and possessed by Mr. Hindurao Mahadeo Patil solely and exclusively as his self-acquired property.

During my e-search of the Index II record in respect of the aforesaid immovable property for the years 2014 to 2026 (13 years) maintained with the concerned Sub-Registrar's Office/s and made available online on the official portal of the said department, I have found a loan charge of Shri Veershaiv Co-op. Bank Ltd., Kolhapur, Branch – Kalamba, Kolhapur to the tune of

Rs.2,50,000/- (In Words Rupees Two Lakh Fifty Thousand Only), availed by Mr. Hindurao Mahadeo Patil and Mrs. Chhaya Hindurao Patil against the mortgage security of the aforesaid property, secured by execution of a Deed of Simple Mortgage dated 14/10/2016 which is registered in the office of the Sub-Registrar, Karveer No. 3, Dist. Kolhapur on the same day at Doc. Reg. No. KVN-3/6461/2016. But the said Bank has executed a Reconveyance Deed, in respect of its said mortgage charge, on 09/07/2018 which is registered in the office of the Sub-Registrar, Karveer No. 4, Dist. Kolhapur on the same day at Doc. Reg. No. KVN-4/2678/2018. Thus, it is clear that the said loan charge is not in existence as on today. In addition thereto, I have also found a loan charge of Bandhan Bank Ltd. (erstwhile Gruh Finance Ltd.), Kolhapur Branch, to the tune of Rs.4,20,000/- (In Words Rupees Four Lakh Twenty Thousand Only), availed by Mr. Dipak Hindurao Patil, Mr. Hindurao Mahadeo Patil and Mrs. Chhaya Hindurao Patil against the mortgage security of the aforesaid property, secured by execution of a Deed of Simple Mortgage dated 09/07/2018 which is registered in the office of the Sub-Registrar, Karveer No. 4, Dist. Kolhapur on the same day at Doc. Reg. No. KVN-4/2679/2018, which is still alive.

Except the aforesaid three registered entries, I have not come across any other registered entry pertaining to the aforesaid immovable property for the said search period.

I have issued this report on the basis of documents produced before me and the Index-II record made available to me at the relevant time of said e-search. There is no any mechanism or way to ascertain as to whether the entire record of Index-II is made available or not in respect of period covered under search.

I have not visited the said property and confirmed its boundaries. I have mentioned the overall description of the property above on the basis of the documents produced on record. It is, therefore, necessary to confirm the boundaries of, and the overall description of, the aforesaid immovable property separately.

As per the LOD issued by said Bandhan Bank Ltd. (erstwhile Gruh Finance Ltd.), the aforesaid original registered Sale Deed is in the custody of the said Bank as a mortgage security in addition to the above mentioned Registered Mortgage Deed.

1	The property was originally found in whose name?	Originally, the property was in the name of Mr. Nagendra Advyappa Khangaonkar.
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2	How did the said property devolve onto the valid ownership of the present owner?	By way of purchase.
3	Whether the present owner has mutated his / her name in the land revenue records?	The name of the present owner is appearing on the latest 7/12 extract and the latest Assessment List extract of the aforesaid immovable property.
4	Whether the present owner is paying land revenue tax to the state government?	No any Non-agricultural Cess (Land Revenue) Payment Receipt or any Property Tax Payment Receipt in respect of the aforesaid immovable property is produced on record.
5	Non-agricultural proof?	From the documents produced on record, it is clearly observed that, the aforesaid immovable property is under the residential use.
6	Whether SARFAESI Act, 2002 is applicable?	Yes.

PART-IV : EVIDENCE OF TITLE OF PROPERTY :-

Type of Deed ascertaining title	Registered Sale Deed.
Deed Number	Doc. Reg. No. KVN-3/4147/2005.
Deed Date	Executed on 28/12/2005 and registered on 30/12/2005.

PART-V : NATURE AND STATUS OF THE PROPERTY :-

Status	Free hold (<i>Occupants Class – I</i>).
Nature	Residential use.

PART-VI : OTHER PROVISIONS :-

Sr. No.	Particulars	Yes / No	Remarks if any
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?	Not observed.	---
3	In case of flat purchase, whether builder is a private / limited company?	Not applicable.	---
4	Whether up to date tax / land revenue has been paid?	No comments.	---
5	Whether all the title documents for last 13 years have been verified?	No.	---
6	Whether required documents are available for creating mortgage?	Partly 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?	Not applicable.	---
10	Whether property has been transferred / to be transferred by POA holder of the original land owner in favour of the loan applicant?	No.	---
11	Whether POA holder of the original land owner has / had authority under POA?	Not applicable.	---
12	Whether POA recorded in Sr. No. 11 is registered?	Not applicable.	---
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?	Not observed.	---
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?	Yes.	---

20	Whether search report / non-encumbrance are applied for?	Index-II Record's e-Search for the last 13 years is made.	---
21	Whether provisions of the Urban Land Ceiling Act are applicable?	Yes. Exemption Order or the Housing Scheme Approval copy is on record.	---
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?	Yes.	---

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

Sr. No.	Date	Name of the Document (Details)	Whether Original / Photocopy
(1)	30/12/2005	Sale Deed in respect of the aforesaid property, dated 28/12/2005, executed by Mr. Nagendra Advyappa Khangaonkar in favour of Mr. Hindurao Mahadeo Patil, which is registered at Doc. Reg. No. KVN-3/4147/2005, along with its ORR No. 4297 and Index-II Certified Copy.	Original
(2)	27/08/2026	7/12 extract in respect of R. S. No. 858/2/859/2/A/Plot.Nam./R/107, situated at village Karveer, Tal. Karveer, Dist. Kolhapur, having PU-ID No. 20296832550.	Original Extract
(3)	---	Mutation Entry No. 37692 in respect of village Karveer, Tal. Karveer, Dist. Kolhapur.	Certified Copy / Photostat Copy

(4)	09/06/2026	Assessment List extract issued by the Kolhapur Municipal Corporation in respect of the aforesaid property for the years 2026 – 2027.	Original Extract
(5)	16/12/1998	Building Construction Permission & Commencement Certificate bearing No. <i>Nagar Rachana / Bandhakam Paravanagi / S. R. – A – 307</i> issued by the Kolhapur Municipal Corporation in respect of the aforesaid property.	Photostat Copy
(6)	16/12/1998	Building Construction Plan in respect of the aforesaid property approved by the Kolhapur Municipal Corporation.	Photostat Copy
(7)	07/05/1992	Non-agricultural Assessment Order bearing No. <i>Desk – III – RB – LNA – SR – 40 / 92</i> issued by the District Collector, Kolhapur in respect of the aforesaid property.	Photostat Copy
(8)	20/03/1991	Housing Scheme Approval Order bearing No. <i>Scheme – 371</i> issued by the Competent Authority, Urban Land Ceiling, Kolhapur Urban Agglomeration and the Resident Deputy Collector, Kolhapur in respect of the aforesaid property.	Photostat Copy
(9)	---	Latest Property Tax Payment Receipt issued by the Kolhapur Municipal Corporation in respect of the aforesaid property.	Original / Photostat Copy
(10)	13/08/2026	Digital LOD issued by the Bandhan Bank Ltd. (erstwhile Gruh Finance Ltd.) in respect of the loan availed by Mr. Hindurao Mahadeo Patil and Mrs. Chhaya Hindurao Patil against the mortgage security of the aforesaid property.	Computer Print
(11)	---	No Dues Certificate issued by Bandhan Bank Ltd. (erstwhile Gruh Finance Ltd.) in respect of the loan availed by Mr. Dipak Hindurao Patil, Mr. Hindurao Mahadeo Patil and Mrs. Chhaya Hindurao Patil	Original

		against the mortgage security of the aforesaid property.	
(12)	---	Registered Reconveyance Deed in respect of the aforesaid property executed by Bandhan Bank Ltd. (erstwhile Gruh Finance Ltd.) in favour of Mr. Hindurao Mahadeo Patil, along with its ORR and Index-II Certified Copy.	Original
(13)	---	No Dues Certificate issued by Shri Veershaiv Co-op. Bank Ltd., Kolhapur, Branch – Kalamba, Kolhapur, in respect of the loan availed by Mr. Hindurao Mahadeo Patil and Mrs. Chhaya Hindurao Patil against the mortgage security of the aforesaid property.	Original
(14)	09/07/2018	Reconveyance Deed in respect of the aforesaid property, dated 09/07/2018, executed by Shri Veershaiv Co-op. Bank Ltd., Kolhapur, Branch – Kalamba, Kolhapur in favour of Mr. Hindurao Mahadeo Patil, which is registered at Doc. Reg. No. KVN-4/2678/2018, along with its ORR and Index-II Certified Copy.	Original
(15)	---	MODT for Loan Agreement executed by Mr. Dipak Hindurao Patil, Mrs. Bhagyashree Dipak Patil, Mr. Hindurao Mahadeo Patil and Mrs. Chhaya Hindurao Patil in favour of the HHFL.	Original
	AND		
	---	RR and Index-II of the e-filed Notice of Intimation regarding the Equitable Mortgage by Deposit of Title Deeds created by Mr. Dipak Hindurao Patil, Mrs. Bhagyashree Dipak Patil, Mr. Hindurao Mahadeo Patil and Mrs. Chhaya Hindurao Patil in respect of the aforesaid property in favour of the HHFL.	Computer Prints
OR			

(15)	---	Deed of Simple Mortgage (Registered Mortgage) executed by Mr. Dipak Hindurao Patil, Mrs. Bhagyashree Dipak Patil, Mr. Hindurao Mahadeo Patil and Mrs. Chhaya Hindurao Patil in favour of the HHFL in respect of the aforesaid property in favour of the HHFL, along with its ORR and Index-II Certified Copy.	Original
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PART-VIII : DOCUMENTS TO BE COLLECTED BY HINDUJA HOUSING FINANCE LIMITED POST DISBUSREMENT :- Nil.

PART-IX : FINAL OPINION :-

On the basis of the documents produced on record and on the basis of the outcome of the Index-II e-Search made by me for the last 13 years, I, Amey Deepak Dhavale, Advocate, do hereby opine that –

- (a) Presently, a non-agricultural (residential) use Plot No. R-107, having land area admeasuring 39.03 Sq. Mtrs., along with an existing single-storied (only Ground Floor) RCC type residential use construction thereon having total Built-up area admeasuring 20.49 Sq. Mtrs. as per the approved Building Construction Plan and having total Built-up area admeasuring 63.68 Sq. Mtrs. as per the Assessment record having Municipal Property No. KMCPTA6-7565 (old Property No.A010643111A), situated in a Plotting Scheme carried out on a portion of land admeasuring 25,354.60 Sq. Mtrs. out of R. S. No. 858/2 and R. S. No. 859/2/A (Part), having R. S. No. 858/2/859/2/A/Plot.Nam./R/107 (PU-ID No. 20296832550) as per the online 7/12 extract, situated within the local limits of Kolhapur Municipal Corporation, at A Ward, Kasaba Karveer, Bapuram Nagar Area, Kolhapur is owned and possessed by Mr. Hindurao Mahadeo Patil solely and exclusively as his self-acquired property.
- (b) Subject to the existing loan charge of Bandhan Bank Ltd. (erstwhile Gruh Finance Ltd.), Kolhapur Branch, to the tune of Rs.4,20,000/- (In Words Rupees Four Lakh Twenty Thousand Only), the said present owner is having a clean, clear, valid and marketable title to the said immovable property.
- (c) The said property is fit for the creation of an Equitable Mortgage by Deposit of Title Deeds or for the execution of a Deed of Simple Mortgage (Registered Mortgage), as per the sole discretion of the Sanctioning Authority from the HHFL.

- (d) The provisions of the SARFAESI Act, 2002 and the Rules made there under are applicable to the said immovable property; and if a loan charge of the HHFL is created upon the said property as per the prevailing law and registration rules, then the action that may be taken by the HHFL against the said property under the said provisions shall be legal and enforceable at law.

PART-X : CERTIFICATE :-

I have examined the above mentioned related documents in respect of the aforesaid immovable property. In view of the aforesaid documents, information furnished, and the outcome of the Index II e-Search for the last 13 years, I, Amey Deepak Dhavale, am of the opinion that, presently, Mr. Hindurao Mahadeo Patil is the sole, exclusive and absolute owner & possessor of the aforesaid immovable property; and, subject to the existing loan charge of Bandhan Bank Ltd. (erstwhile Gruh Finance Ltd.), Kolhapur Branch, to the tune of Rs.4,20,000/- (In Words Rupees Four Lakh Twenty Thousand Only), the said present owner is having a clean, clear, valid and marketable title to the said immovable property.

Remarks, if any :- Nil.

PART-XI : DIAGRAMMATIC REPRESENTATION OF THE CHAIN OF TITLE :- Not applicable.

Yours Faithfully,

Amey
Deepak
Dhavale

Digitally signed
by Amey Deepak
Dhavale
Date: 2026.08.27
18:14:19 +05'30'

Amey D. Dhavale, Advocate

Encl. : Photocopies of the documents provided.

Index-II Search Fee is paid on 27/08/2026 vide e- Receipt No. 1115400227.

MH009094930202627U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
27 Aug 2026	Receipt	Receipt no.: 1115400227
	Name of the Applicant :	Adv Amey Deepak Dhavale
	Details of property of which document has to be searched :	Dist :Kolhapur Village :A Ward Kolhapur Shahar S.No/CTS No/G.No. : 858
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH009094930202627U		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		



GRN MH009094930202627U		BARCODE 		Date 27/08/2026-12:35:34		Form ID					
Department Inspector General Of Registration				Payer Details							
Search Fee Type of Payment Other Items				TAX ID / TAN (If Any)							
				PAN No.(If Applicable)							
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name		Adv Amey Deepak Dhavale					
Location PUNE											
Year 2026-2027 One Time				Flat/Block No.							
Account Head Details			Amount In Rs.	Premises/Building							
0030072201 SEARCH FEE			1000.00	Road/Street							
				Area/Locality							
				Town/City/District							
				PIN							
				Remarks (If Any)							
Total			1,000.00	Amount In		One Thousand Rupees Only					
				Words							
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN		Ref. No.		00040572026082785830		CPAHEHHWQ8	
Cheque/DD No.				Bank Date		RBI Date		27/08/2026-12:24:36		Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					

Mobile No. : XXXXXX5855

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0005091076202627	27/08/2026-12:40:41	IGR002	325.00
Total Defacement Amount					325.00

414749

सूची क्र.2

दुय्यम निबंधक : करवीर 3

27-08-2026

दस्त क्रमांक : 4147/2005

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

नोदणी :

Regn:63m

गावाचे नाव : ए वॉर्ड

(1)विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2)मोबदला	रु.250000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 219234
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :विभागाचे नाव - विभाग : करवीर (वॉर्ड ए) कोल्हापूर महानगर पालिका, उपविभागाचे नाव - 1/23 - कळंबा नाका ते वाशी नाका रिंगरोडच्या दक्षिणेकडील भाग - करवीर, काा करवीर ए वॉर्ड येथील रि.स.नं.858/2 व 859/2अ पैकी प्लॉट नं.आर-107 याचे 7/12 प्रमाणे एकुण क्षेत्र 39.03 चौ.मी. संपुर्ण मिळकत त्यामध्ये आर. सी. सी. सिंगल बांधकाम क्षेत्र 34.84 चौ.मी. घर मिळकत व उर्वरीत खुले जागेसह
(5) क्षेत्रफळ	एकुण क्षेत्र 39.03 चौ.मी.
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-नागेंद्र आडव्याप्पा खनगांवकर वय:-34पत्ता:-१०७पिन कोड:--पॅन नं:--
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:-हिंदुराव महादेव पाटील वय:-38पत्ता:-१०७पिन कोड:--पॅन नं:--
(9) दस्तऐवज करुन दिल्याचा दिनांक	28/12/2005
(10)दस्त नोंदणी केल्याचा दिनांक	30/12/2005
(11)अनुक्रमांक,खंड व पृष्ठ	4147/2005
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	12500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	2500
(14)शेरा	-

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सूची क्र.2

दुय्यम निबंधक : सह दु.नि. करवीर 3

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दस्त क्रमांक : 6461/2016

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नोदणी :

Regn:63m

गावाचे नाव : 1) करवीर

(1)विलेखाचा प्रकार	गहाणखत
(2)मोबदला	250000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कोल्हापूर म.न.पा.इतर वर्णन :, इतर माहिती: शहर कोल्हापूर महानगरपालिका हद्दीतील ए वॉर्ड,कसबा करवीर येथील रि.स.नं. 858/2,859/2/ अ पैकी प्लॉट नं. आर 107 यांचे 7/12 उताऱ्याप्रमाणे क्षेत्र हे. 0-00.39 आर. (खरेदीपत्राप्रमाणे क्षेत्र हे. 0-00-39.03 आर.)म्हणजेच 39.00 चौरस मीटर जागा व यामधील असलेली आर.सी.सी. घर मिळकत.((Survey Number : 858/2/859/2/अ/प्लॉट.नं./आर/107 ;))
(5) क्षेत्रफळ	1) 0.0039 आर.चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-हिंदुराव महादेव पाटील वय:-55; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं: रा. रि.स.नं. 858/2 व 859/2अ प्लॉट नं. आर. 107, ए वॉर्ड., रोड नं: जि. कोल्हापूर, महाराष्ट्र, क्रॉव्:आपूर. पिन कोड:-416007 पॅन नं:- 2): नाव:-सौ छाया हिंदुराव पाटील कर्जदार . . वय:-48; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं: रा. रि.स.नं. 858/2 व 859/2अ प्लॉट नं. आर. 107, ए वॉर्ड., रोड नं: जि. कोल्हापूर, महाराष्ट्र, क्रॉव्:आपूर. पिन कोड:-416007 पॅन नं:- 3): नाव:-श्री. दिपक हिंदुराव पाटील - लिहून देणार जामिनदार/मान्यतादार . . वय:-30; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं: रा. रि.स.नं. 858/2 व 859/2अ प्लॉट नं. आर. 107, ए वॉर्ड., रोड नं: जि. कोल्हापूर, महाराष्ट्र, क्रॉव्:आपूर. पिन कोड:-416007 पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मा. अध्यक्षसो/मा.व्यवस्थापकसो, श्री वीरशैव को.ऑपरेटिव्ह बँक लि., कोल्हापूर शाखा कळंबा . . वय:-; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं: ., महाराष्ट्र, क्रॉव्:आपूर. पिन कोड:-416003 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	14/10/2016
(10)दस्त नोंदणी केल्याचा दिनांक	14/10/2016
(11)अनुक्रमांक,खंड व पृष्ठ	6461/2016
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	700
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	2500
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(d-2)If it exceeds One lakh but does not exceeds ten lakh

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सूची क्र.2

दुय्यम निबंधक : सह दु.नि. करवीर 4

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नोदणी :

Regn:63m

गावाचे नाव : 1) अ वार्ड कोल्हापूर शहर

(1)विलेखाचा प्रकार	रिकन्हेन्स
(2)मोबदला	250000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कोल्हापूर म.न.पा.इतर वर्णन :, इतर माहिती: , इतर माहिती: कोल्हापूर महानगरपालिका हदीतील ए वॉर्ड दादु चौगले नगर,कळंबा परिसरातील रि स नं 858/2 व 859/2/अ या मिळकतीवर पाडलेल्या प्लॉट पैकी प्लॉट नं आर-107 याचे सातबारा उता-यानुसार एकूण जागा क्षेत्र हे 0.00.39 आर(खरेदीपत्रानुसार क्षेत्र हे 0.00.39.03 आर)म्हणजेच 39.00 चौ.मी. ही जागा व त्यावरील असणारे बांधकामासहची मिळकत याचा तारण महणदस्त नं. 6461/2016 कर्ज रक्कम रु 2,50,000/- (Survey Number : 858/2 व 859/2/ अ ;))
(5) क्षेत्रफळ	1) 0 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री हिंदुराव महादेव पाटील - लिहून घेणार वय:-55; पत्ता:-प्लॉट नं: -, माळा नं: --, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा रि स नं 858/5 प्लॉट नं. 107 दादु चौगले नगर, कळंबा ए वॉर्ड, कोल्हापूर , महाराष्ट्र, क्राँळ:आपूर. पिन कोड:-416007 पॅन नं:- 2): नाव:-सौ छाया हिंदुराव पाटील - लिहून घेणार वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा रि स नं 858/5 प्लॉट नं. 107 दादु चौगले नगर, कळंबा ए वॉर्ड, कोल्हापूर, महाराष्ट्र, क्राँळ:आपूर. पिन कोड:-416007 पॅन नं:-
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री विरशैव को ऑप बँक लि कोल्हापूर शाखा कळंबा कोल्हापूर तर्फे अधिकृत अधिकारी सौ जयश्री राजेंद्र जंगम - लिहून देणार वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा व्दारा बँक कोल्हापूर , महाराष्ट्र, क्राँळ:आपूर. पिन कोड:-416007 पॅन नं:-
(9) दस्तऐवज करुन दिल्याचा दिनांक	09/07/2018
(10)दस्त नोंदणी केल्याचा दिनांक	09/07/2018
(11)अनुक्रमांक,खंड व पृष्ठ	2678/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(51B) in any other case

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सूची क्र.2

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नोदणी :

Regn:63m

गावाचे नाव : 1) अ वार्ड कोल्हापूर शहर

(1)विलेखाचा प्रकार	गहाणखत
(2)मोबदला	420000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कोल्हापूर म.न.पा.इतर वर्णन :, इतर माहिती: , इतर माहिती: कोल्हापूर महानगरपालिका हद्दीतील ए वॉर्ड दादु चौगुले नगर,कळंबा परिसरातील येथील रि स नं 858/2 व 859/2/अ या मिळकतीवरील प्लॉट नं आर-107 क्षेत्र 39.03 चौ.मी. ही जागा व त्यावरील असणारे संपूर्ण बांधकामासहची मिळकत((Survey Number : 858/2 व 859/2/अ ;))
(5) क्षेत्रफळ	1) 0.3903 आर.चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री दिपक हिंदुराव पाटील - कर्जदार वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा 858/2 आणि 859/2/अ ए वॉर्ड, कळंबा ता करवीर जि कोल्हापूर , महाराष्ट्र, क्रॉव्:आपूर. पिन कोड:-416007 पॅन नं:-AWTPP6916F 2): नाव:-श्री हिंदुराव महादेव पाटील - सहकर्जदार वय:-51; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा 858/2 आणि 859/2/अ ए वॉर्ड, कळंबा ता करवीर जि कोल्हापूर , महाराष्ट्र, क्रॉव्:आपूर. पिन कोड:-416007 पॅन नं:-AQBPP4086E 3): नाव:-सौ छाया हिंदुराव पाटील - सहकर्जदार वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा 858/2 आणि 859/2/अ ए वॉर्ड, कळंबा ता करवीर जि कोल्हापूर , महाराष्ट्र, क्रॉव्:आपूर. पिन कोड:-416007 पॅन नं:-BSKPP7075B
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-गृह फायनान्स लि शाखा कोल्हापूर - - वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा शाखा कोल्हापूर, महाराष्ट्र, क्रॉव्:आपूर. पिन कोड:-416003 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	09/07/2018
(10)दस्त नोंदणी केल्याचा दिनांक	09/07/2018
(11)अनुक्रमांक,खंड व पृष्ठ	2679/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	4200
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	b) When possession is not given