



ADV. GAURAV S. DESHMUKH

B.COM, LLB

Off. At:

"Vaishnavi Complex" Flat no. -S4 on Second Floor, | Email:- advdeshmukhakola@gmail.com
Gaurakshan Road, Opposite MSEB Power House, | Call on:- 9028232246 / 9404092024 (W)
Tq. And Dist. Akola (MH). 444001.

LEGAL SCRUTINY REPORT

File no. MH/AMR/AKLA/A000001092

Date: 12/09/2026

Dear Sir / Madam,

Sub: Legal Scrutiny Report in respect of the file of Mrs. ASMA KHAN NADIM AHMAD KHA

Date of Legal Initiation	12/09/2026
Application No.	MH/AMR/AKLA/A000001092
Name of Applicant	ASMA KHAN NADIM AHMED KHAN
Name of Co – Applicant/s	KHAN NADIM AHMAD AYYUB KHAN
Relationship between Applicant and Co – Applicant/s	Husband
Purpose of Loan	Purchase
Lead amount	25.00 Lac
The property is found / proposed to be found in whose name?	Sajid Iqbal Ashfaq Husain and Waheeda Gegum Sajid Iqbal - Seller Asma Khan Nadim Ahmed Khan - Buyer

PART-I DESCRIPTION AND SCHEDULE OF THE CONCERNED PROPERTY:

The property situated within the limits at Mouje Akola, Tq. & Distt. Akola, bearing Survey No. 35/2+35/3 (as per 7/12- 35/2), Plot no. 3,4,7,8,11 & 12 admeasuring 8166.75 Sq.Ft., 758.71 sq.mts., which is regularized Under Gunthewari Act from Akola Municipal Corporation vide order no. 14C/200/2007-08 and which is converted in to N.A. vide Rev Case No. NAP48/Akola/159/2007-08 dt. 24.07.2008; on which Constructed Apartment in the name and Style of "Muksit Tower" vide permission from Akola Municipal Corporation vide order No. 14/854/11-12 dt. 25/06/2012 out of which Flat No. 107 – First Floor, Super Built Up admeasuring 62.92 sq.mt., and Carpet Area 48.40 Sq. Mts. with undivided Share 21.03 sq.mtr..

which is bounded as under:-

	AS PER SALE DEED	AS PER SITE
East	Flat no. 108	NA
West	Flat no. 106	NA
North	16 ft. Road	NA
South	Flat no. 102	NA

PART-II LIST OF DOCUMENTS SCRUTINSED BY ME

Sr. No.	DATE	NAME OF THE DOCUMENTS (DETAILS)	ORIGINAL/PHOTOCOPY
1	21/07/2012	Draft of Agreement to Sale	Copy
2	04/04/2013	Sale Deed No. 1746	Copy
3	21/07/2012	Deed of Declaration No. 3766	Copy
4	25/06/1992	Commencement Certificate & Sanctioned Map	Copy
5	24/01/2012	Sale Deed No. 324	Copy
6	25/05/2025	7/12 Extract	Copy

PART-III FLOW/CHAIN OF THE TITLE

Upon verification I find that, for the relevant period of search of the schedule property:

A) Initially the Part and Parcel of of Mouje Akola of S No. 35/2+35/3 Plot no. 3,4,7,8,11 & 12 area admeasuring 8166.75 sq ft., 758.71 sq.mts. is owned and possessed by Mohd Sharif Mohd Shafi, which is regularized Under Gunthewari Act from Akola Municipal Corporation vide order no. 14C/200/2007-08 and which is converted in to N.A. vide Rev Case No. NAP48/Akola/159/2007-08 dt. 24.07.2008;

B) Thereafter Mohd Sharif Mohd Shafi Sold the above described property in favour of Mohammad Javed Shaikh Mehmood and Abdul Muqaddar Abdul Kadar vide doc no. 324 dt. 24/01/2012.

C) Thereafter Mohammad Javed Shaikh Mehmood and Abdul Muqaddar Abdul Kadar got the permission from Akola Municipal Corporation for development of Muksit Tower on dt. 25/06/2012. Then Mohammad Javed Shaikh Mehmood and Abdul Muqaddar Abdul Kadar executed Deed of Declaration in the name & Style of Muksit Tower vide doc no. 3766 dt. 21/07/2012.

D) The Mohammad Javed Shaikh Mehmood and Abdul Muqaddar Abdul Kadar executed Sale Deed of Flat No. 107 First Floor from the above said scheme infavour of **Sajid Iqbal Ashfaque Husain and Waheeda Gegum Sajid Iqbal and Waheeda Gegum Sajid Iqbal**; vide doc no. 5533 dt. 23/10/2012.

E) Thereafter Sajid Iqbal Ashfaque Husain and Waheeda Gegum Sajid Iqbal availed the loan facility from State Bank Of India; thereby mortgage the above said **Flat No. 107 – First Floor, Super Built Up admeasuring 62.92 sq.mt., and Carpet Area 48.40 Sq. Mts** by way of executing mortgage; Dated 29/11/2012.(As Per 7/12 extract)

F) At present Sajid Iqbal Ashfaque Husain and Waheeda Gegum Sajid Iqbal are the absolute owner and possessor of the Flat No. 107 First Floor. Who agreed to sale the same to **Mrs. Asma Khan Nadim Ahmad Kha** as per the Draft of Agreement to Sale.

- 1) The property was originally found in whose name? :- **Mahajan Infrastructure Through Prop. Mrs. Shraddha Manoj Mahajan.**
- 2) How did the said property devolve onto the valid ownership of the present owner?:- **By virtue of Vide Reg. Sale Deed Bearing no. 947; Dated 03/03/2024.**
- 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) Non-agricultural proof – **Yes**
- 6) Whether sarfaesi is applicable :- **Yes**

PART-IV EVIDENCE OF TITLE OFPROPERTY

Type of deed	Reg. Sale Deed
ascertaining title	
Deed number	5533
Deed date	23/10/2012

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?	N.A	--
4.	Whether upto 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 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	NO	--
11.	Whether POA holder of the original land owner has/had authority under poa	NO	--
12.	Whether POA recorded in sn11 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 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?	NA	--
19.	Whether case of balance transfer / takeover cases, whether original LOD received from bank or not?	YES	--
20.	Whether search report / non-encumbrance are applied for?	NA	--
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)	NA	--
24.	Whether approved map / sanction map has been provided?	NO	--
25.	Whether Search Report is obtained and submitted? Search Report Details Search Conducted Years: Name of the Advocate : Search Report Date: EC Details :	Yes	I, Mr. Gaurav S. Deshmukh, Advocate has conducted the Search for the caption property for year 2014-2026, by paying necessary Search charges, vide Receipt No. MH009960234202627U, Dated 09/09/2026.

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

Sr. No.	DATE	NAME OF THE DOCUMENTS (DETAILS)	ORIGINAL/ PHOTOCOPY
1	24/01/2012	Sale Deed No. 324/2012.	Copy
2	21/07/2012	Deed of Declaration No. 3766/2012.	Copy
3	23/10/2012	Sale Deed No. 5533/2012 in f/o Sajid Iqbal and Waheeda Gegum.	Original
4		Issar Pavati or Reg. ATS in f/o Asma Khan Nadim Ahmad Kha	Original
5	---	Proposed Reg. Sale Deed in f/o Asma Khan Nadim Ahmad Kha.	Original
6	---	Latest 7/12 extract Sajid Iqbal Ashfaque Husain and Waheeda Gegum Sajid Iqbal.	Original
7		Tax Receipt in the name of Sajid Iqbal Ashfaque Husain and Waheeda Gegum Sajid Iqbal.	Original
8	---	NOC or Release Deed from State Bank of India.	Original
9	---	Equitable Mortgage with MODT executed by Borrowers in f/o HHFL.	Original

PART-IX FINAL OPINION

The present **Sajid Iqbal Ashfaque Husain and Waheeda Gegum Sajid Iqbal** having a valid title and possession upon the aforesaid property and property is fit for equitable 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 Registered mortgage and the documents of title referred to above are perfect evidence of the title and that if the said mortgage is created in the manner required by law, it would satisfy the requirements of creation of Registered mortgage.

I further certify that, **Sajid Iqbal Ashfaque Husain and Waheeda Gegum Sajid Iqbal** would derive a valid, clear and marketable title in the subject property.

Remarks, if any: - NIL

**Gaurav
Shivajirao
Deshmukh**

Digitally signed by
Gaurav Shivajirao
Deshmukh
Date: 2026.09.12
19:16:52 +0530

**Mr. Gaurav S. Deshmukh
Advocate**

MH009960234202627U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
09 Sep 2026	Receipt	Receipt no.: 1115443942
	Name of the Applicant :	gaurav shivajirao deshmukh
	Details of property of which document has to be searched :	Dist :Akola Village :Akola S.No/CTS No/G.No. : 35
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH009960234202627U		
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 '.		