

Ankit K. Sharma

LL.M ADVOCATE

'Roopam Apartment' Plot No. 83, Flat No. F-102,
Near Narendra Nagar, Shree Nagar, Nagpur- 15.
Mobile No.9503386098, 9579038505
adv.ankitsharma.amg@gmail.com

File No. **MH/NGR/NPUR/A000001680**

Dated- 07/09/2026

LEGAL SCRUTINY REPORT

Dear Sir / Madam,

Sub: Legal Scrutiny Report in respect of the file of Shri. Aamod Pravin Gadling.

Date of Legal Initiation	07/09/2026
Application No.	MH/NGR/NPUR/A000001680
*/Name of Applicant	Shri. Aamod Pravin Gadling
Name of Co – Applicant/s	Sau. Piyaa Arun Puri
Relationship between Applicant and Co – Applicant/s	Wife
Purpose of Loan	Purchase Existing
Lead amount	5000000 /-
The property is found / proposed to be found in whose name?	Smt. Shilpa Shiba Benerjee

PART-I DESCRIPTION AND SCHEDULE OF THE CONCERNEDPROPERTY:

ALL THAT PIECE & PARCEL of RCC Superstructure Comprising of Apartment No. 507, covering a Carpet area of 59.918 Sq. Mtrs., Built-up area of 65.094 Sq. Mtrs., Common Built-up area of 21.592 Sq. Mtrs. alongwith Open balcony area of 11.323 Sq. Mtrs. on the FIFTH FLOOR in ORCHID Wing of a building standing thereon and known and styled as "HIMALAYA SUNSHINE APARTMENT-II" with 0.782% undivided share and interest in ALL THAT Piece and parcel of land bearing Plot No. 67 of Himalaya Sunshine layout containing by admeasurement 4484.893 Square Meters, being a portion of the entire land bearing Khasra No. 38 of MOUZA - DABHA, P.S.K. 7, bearing City Survey Nos. 270/67, Sheet No. 64 of Mouza - Dabha, situated at Dabha, Nagpur, within the limits of Nagpur Municipal Corporation Ward No. 68 in Tahsil and District - NAGPUR and bounded as under :-

	AS PER SALE DEED
EAST	by APARTMENT NO. 508,
WEST	by 9 MTR WIDE ROAD,
NORTH	by TULIP WING,
SOUTH	by APARTMENT NO. 506.

PART-II**LIST OF DOCUMENTS SCRUTINISED BY ME**

<u>S NO.</u>	<u>DATE</u>	<u>NAME OF THE DOCUMENTS (DETAILS)</u>	<u>WHETHER ORIGINAL / PHOTOCOPY</u>
<u>1</u>	Dated 19/08/2019	Building Permit No. B.E. (WEST)/Case No. AB-W-1457/Tracking No. 2018083150/2229/900 dated 19/08/2019.	<u>PHOTOCOPY</u>
<u>2</u>	Dated 11/10/2019	Registered Deed of Correction is also executing in relation with Deed of Declaration which is duly Registered in the office of the sub-Registrar Nagpur-4, at Sr. No. 7010/2019, dated 11/10/2019	<u>PHOTOCOPY</u>
<u>3</u>	Dated 25-10-2019	Registered Deed of Correction to Deed of Declaration thereto which is duly registered in the office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 7396 on 25-10-2019.	<u>PHOTOCOPY</u>
<u>4</u>	Dated 23/03/2022	Registered Sale Deed Executed by HIMALAYA INFRAPROJECTS SUNSHINE UNIT -II in Association persons comparing (i) Shri. Sunil Ramkrishna Duddalwar, (ii) Mrs. Sonal Sunil Duddalwar and (iii) Shri Kunal Sunil Duddalwar through POA holder serial no. 2 and 3. Shri. Sunil Ramkrishna Duddalwar in respect of Apartment No. 507, in Favour of Shri Shiba Sankar Benerjee, which is duly registered in the office of the Joint Sub-Registrar, Nagpur-4, at Sr. No. 2807/2022 on 23/03/2022.	<u>PHOTOCOPY</u>
<u>5</u>		Draft of Sale Deed, Executed by Smt. Shilpa Shiba Benerjee in respect of Apartment No. 507, in Favour of Shri. Aamod Pravin Gadling.	<u>PHOTOCOPY</u>
<u>6.</u>	01/02/2026	Property Card issued by City Survey Office in the name of Smt. Shilpa Shiba Benerjee	<u>PHOTOCOPY</u>
<u>7.</u>	12/11/2025	Order of Certificate of Legal heir passed by Hon'ble 2 nd Joint Civil Judge Junior Division, Amravati, in the name of Shilpa Shiba Shankar Benerjee, vide Case No. R.M.J. Case No. 1975/2025, on Dated- 05/11/2025.	<u>PHOTOCOPY</u>

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

- i. That, All that piece and parcel of agricultural land bearing Kh. Nos. 38, 39/1 and 39/2, admeasuring 3.29 Hectares, 0.92 Hectares and 0.93 Hectares respectively, situated at Mouza Dabha, P.S.K. 7, City Survey Nos. 270 and 238 respectively, Sheet No. 64, Mouza Dabha, within the limits of Nagpur Municipal Corporation, Ward No. 68, Tahsil and District Nagpur, bearing originally belonged to Shri. Vishwanath Rao Ramkrishna Pandit as per Recital of Title Deed.

- ii. That thereafter Shri Vishwanathrao Ramkrishna Pandit departed this life on 09/12/1960, and upon his death, the aforesaid property devolved upon his widow, Smt. Nalinibai Vishwanath Rao Pandit; his three sons, namely (i) Shri. Shrikrishnakumar Vishwanath Pandit, (ii) Shri Rajendra Vishwanath Pandit, and (iii) Shri Madhav Vishwanath Pandit; and his four daughters, namely (i) Mrs. Padmini Krishnarao Pant, (ii) Mrs. Sheela Shamsaheb Kirloskar, (iii) Mrs. Meenakshi Vasantrya Karode, and (iv) Mrs. Vijayalaxmi Ashok Karnik, jointly by way of intestate succession, they being the only legal heirs and representatives of the deceased.
- iii. That thereafter Smt. Nalinibai Vishwanath Pandit departed this life on 03/08/1972, and upon her death, her share in the aforesaid properties, being the agricultural lands, devolved upon her aforesaid three sons and four daughters, namely: (i) Shri Shrikrishnakumar Vishwanath Pandit, (ii) Shri Rajendra Vishwanath Pandit, (iii) Shri Madhav Vishwanath Pandit, (iv) Mrs. Padmini Krishnarao Pant, (v) Mrs. Sheela Shamsaheb Kirloskar, (vi) Mrs. Meenakshi Vasantrya Karode, and (vii) Mrs. Vijayalaxmi Ashok Karnik, jointly by way of intestate succession, they being the only legal heirs and representatives of the deceased.
- iv. That Thereafter, (i) Mrs. Padmini Krishnarao Pant, (ii) Mrs. Sheela Shamsaheb Kirloskar, (iii) Mrs. Meenakshi Vasantrya Karode, and (iv) Mrs. Vijayalaxmi Ashok Karnik relinquished and released all their respective rights, title and interest in and to their respective shares in the aforesaid agricultural lands bearing Kh./Survey/Gut Nos. 38, 39/1 and 39/2, situated at Dabha, Nagpur, Tahsil and District Nagpur, in favour of their brothers, namely (i) Shri Shrikrishnakumar Vishwanath Pandit, (ii) Shri Rajendra Vishwanath Pandit, and (iii) Shri Madhav Vishwanath Pandit, jointly, by executing a Deed of Release/Relinquishment dated 18/09/1974. The said Deed of Release/Relinquishment was duly registered with the Office of the Joint Sub-Registrar, Nagpur-3, in Book No. 1 at Serial No. 4243.
- v. That Thereafter, by and under a Family Settlement Deed dated 10/10/1976, the aforesaid Shri Shrikrishnakumar Vishwanath Pandit, Shri Rajendra Vishwanath Pandit and Shri Madhav Vishwanath Pandit amicably partitioned and settled their joint properties amongst themselves. Pursuant thereto, the agricultural lands bearing Kh./Survey Nos. 39/1 and 39/2, admeasuring 0.92 Hectares and 0.93 Hectares respectively, held in Occupancy Class-I Rights, bearing City Survey Nos. 270 and 238 respectively, Sheet No. 64, Mouza Dabha, Nagpur, were allotted absolutely and exclusively to Shri Rajendra Vishwanath Pandit and Shri Madhav Vishwanath Pandit jointly, with heritable and transferable rights therein.
- vi. The agricultural land bearing Kh./Survey No. 38, admeasuring 3.29 Hectares, held in Occupancy Class-I Rights, bearing Sheet No. 64, Mouza Dabha, Nagpur, was allotted absolutely and exclusively to Shri Shrikrishnakumar Vishwanath Pandit, with heritable and transferable rights therein.
- vii. Thereafter, Shri Rajendra Vishwanath Pandit and Shri Madhav Vishwanath Pandit jointly sold and conveyed their respective property comprising Kh./Survey/Gut Nos. 39/1 and 39/2, admeasuring 0.92 Hectare and 0.93 Hectare respectively, situated at Dabha, Nagpur, Tahsil and District Nagpur,

in favour of their brother, Shri Shrikrishnakumar Vishwanath Pandit, by a Sale Deed dated 10/01/1978, duly registered with the Office of the Joint Sub-Registrar, Nagpur-1, in Book No. 1 at Serial No. 83

- viii. That thereafter Shri Shrikrishnakumar Vishwanath Pandit became the absolute owner of the agricultural lands bearing Kh./Survey/Gut Nos. 38, 39/1 and 39/2, situated at Dabha, Nagpur, with heritable and transferable rights therein, and his name was accordingly mutated in the relevant revenue and other records, including the 7/12 Extract.
- ix. That, Thereafter, pursuant to an Agreement to Sell dated 21/08/1989, a dispute arose between Shri Shrikrishna Vishwanathrao Pandit and Smt. Sheelabai Ramesh Sarode and others in respect of the aforesaid property. Consequently, Smt. Sheelabai Ramesh Sarode and others instituted a suit for specific performance of the said Agreement to Sell before the Court of the Civil Judge, Senior Division, Nagpur, which was registered as Civil Suit No. 591/2010.
- x. Thereafter, Shri Shrikrishnakumar Vishwanathrao Pandit died intestate on 16/08/2010, whereupon his property comprising Kh. Nos. 38 and 39/2, situated at Dabha, Nagpur, Tahsil and District Nagpur, devolved upon his widow, Smt. Sudha Shrikrishnakumar Pandit, his only son, Shri Shashank Shrikrishnakumar Pandit, and his only daughter, Mrs. Savita Vishwajit Karandikar, jointly, by way of intestate succession, they being his only legal heirs and representatives.
- xi. Thereafter, legal heirs of Late Shri Shrikrishnakumar Vishwanathrao Pandit, including Smt. Sudha Shrikrishnakumar Pandit and others, preferred an appeal against the Judgment and Decree passed in Civil Suit No. 591/2010 before the Hon'ble High Court of Judicature at Bombay, bench at Nagpur, registered as First Appeal No. 1425/2009. Subsequently, the parties amicably settled the dispute out of court and, upon withdrawal of the said First Appeal and unconditional compromise of Civil Suit No. 591/2010 on 08/09/2011, the dispute stood finally settled. Consequently, the aforesaid property is free from all encumbrances, and the legal heirs of Late Shri Shrikrishnakumar Vishwanathrao Pandit hold a valid, clear and marketable title thereto.
- xii. Thereafter, the legal heirs of Late Shri Shrikrishnakumar Vishwanathrao Pandit, namely (i) Smt. Sudha Shrikrishnakumar Pandit, (ii) Shri Shashank Shrikrishnakumar Pandit and (iii) Mrs. Savita Vishwajit Karandikar, jointly sold and conveyed the agricultural land bearing Kh./Survey/Gut No. 38, admeasuring 3.29 Hectares, held in Occupancy Class-I Rights, bearing City Survey No. 270, Sheet No. 64, Mouza Dabha, Nagpur, in favour of (i) Shri Sunil Ramkrishna Duddalwar, (ii) Mrs. Sonal Sunil Duddalwar and (iii) Shri Kunal Sunil Duddalwar, jointly, by a Sale Deed dated 28/05/2013, duly registered with the Office of the Joint Sub-Registrar, Nagpur-4, in Book No. 1 at Serial No. 3295.
- xiii. Thereafter, vide Notification No. TPS-2413/103/CR-174/2014/UD-9 dated 24/06/2015, the Government of Maharashtra changed the zoning of the land bearing Kh./Survey/Gut No. 38, admeasuring 3.29 Hectares, situated at Mouza Dabha, Nagpur, from Agricultural Zone to Residential

Zone under the Development Plan of Nagpur City. Accordingly, the said land is presently classified as Residential Zone.

- xiv. Thereafter, The said land bearing Kh. No. 38 of Mouza Dabha was converted for Non-Agricultural (Residential) use pursuant to the Order dated 01/03/2017 passed by the Collector, Nagpur, in Revenue Case No. 219/NAP-34/2016-2017.
- xv. Thereafter, the aforesaid (i) Shri Sunil Ramkrishna Duddalwar, (ii) Mrs. Sonal Sunil Duddalwar and (iii) Shri Kunal Sunil Duddalwar jointly decided to develop the said land bearing Kh. No. 38 into a layout by carving out plots of various sizes therein, which layout was duly sanctioned and approved by the Assistant Director, Town Planning, Nagpur, vide Permit No. ADTP/PI/2441 dated 03/04/2017.
- xvi. thereafter, The plots carved out from the layout of Kh. No. 38 were released by the Executive Engineer (West), Nagpur Improvement Trust, Nagpur, vide Letter No. E.E. (West)/5017 dated 19/07/2017. Further, certain plots from the said layout were released vide Letter No. E.E. (West)/488 dated 06/06/2019. As per the Release Letter dated 19/07/2017, Plot No. 67 admeasures 4,484.893 Sq. Mtrs.
- xvii. Thereafter, the aforesaid (i) Shri Sunil Ramkrishna Duddalwar, (ii) Mrs. Sonal Sunil Duddalwar and (iii) Shri Kunal Sunil Duddalwar decided to develop the property comprising Plot No. 67, situated at Dabha, Nagpur, Tahsil and District Nagpur, as a residential estate by constructing a multistoried building thereon, comprising various self-contained and separately identifiable apartments.
- xviii. The aforesaid (i) Shri Sunil Ramkrishna Duddalwar, (ii) Mrs. Sonal Sunil Duddalwar and (iii) Shri Kunal Sunil Duddalwar accordingly prepared the building plan for the multistoried building proposed to be constructed on the said Plot No. 67, to be known as and styled as **“HIMALAYA SUNSHINE APARTMENT-II.”** The said building plan was duly sanctioned and approved by the Building Engineer (West), Nagpur Improvement Trust, Nagpur, vide Building Permit No. BE (WEST)/Case No. AB-12018021440/Tracking No. 2018021633/1338/1441 dated 27/04/2018. Subsequently, the said building plan was revised and the revised plan was duly sanctioned and approved vide Revised Building Permit No. B.E. (WEST)/Case No. AB-W-1457/Tracking No. 2018083150/2229/900 dated 19/08/2019.
- xix. **That**, thereafter (i) Shri Sunil Ramkrishna Duddalwar, (ii) Mrs. Sonal Sunil Duddalwar and (iii) Shri Kunal Sunil Duddalwar submitted to the provision of The Maharashtra Apartment Ownership Act, 1970, by executing a Deed of Declaration Under Section 2 of the Maharashtra Apartment Ownership Act, 1970, ALL THAT Piece and parcel of land bearing Plot No. 67 of Himalaya Sunshine layout containing by admeasurement 4484.893 Square Meters, being a portion of the entire land bearing Khasra No. 38 of MOUZA - DABHA, P.S.K. 7, bearing City Survey Nos. 270/67, Sheet No. 64 of Mouza - Dabha, situated at Dabha, Nagpur, within the limits of Nagpur Municipal Corporation Ward No. 68 in Tahsil and District - NAGPUR, which is duly Registered in the office of the sub-Registrar

Nagpur-4, at Sr. No. 4251/2018, dated 19/07/2018, Subsequently a Deed of Correction is also executing in relation with Deed of Declaration which is duly Registered in the office of the sub-Registrar Nagpur-4, at Sr. No. 7010/2019, dated 11/10/2019 Deed of Correction to Deed of Declaration thereto which is duly registered in the office of the Joint Sub-Registrar, Nagpur-4 in Book No. 1 at Sr. No. 7396 on 25-10-2019.

- xx. **That**, thereafter Registered Agreement to Sale Executed by HIMALAYA INFRAPROJECTS SUNSHINE UNIT -II in Association persons comparing (i) Shri. Sunil Ramkrishna Duddalwar, (ii) Mrs. Sonal Sunil Duddalwar and (iii) Shri Kunal Sunil Duddalwar through POA holder serial no. 2 and 3. Shri. Sunil Ramkrishna Duddalwar in respect of Apartment No. 507, covering a Carpet area of 59.918 Sq. Mtrs., Built-up area of 65.094 Sq. Mtrs., Common Built-up area of 21.592 Sq. Mtrs. alongwith Open balcony area of 11.323 Sq. Mtrs. on the FIFTH FLOOR in ORCHID Wing of a building standing thereon and known and styled as "HIMALAYA SUNSHINE APARTMENT-II" with 0.782% undivided share and interest in ALL THAT Piece and parcel of land bearing Plot No. 67 of Himalaya Sunshine layout containing by admeasurement 4484.893 Square Meters, being a portion of the entire land bearing Khasra No. 38 of MOUZA - DABHA, P.S.K. 7, bearing City Survey Nos. 270/67, Sheet No. 64 of Mouza - Dabha, situated at Dabha, Nagpur, within the limits of Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR, in Favour Shri Shiba Sankar Benerjee, which is duly registered in the office of the Joint Sub-Registrar, Nagpur-4 i at Sr. No. 7414/2020 on 17/12/2020.(with stamp duty)
- xxi. **That**, thereafter Registered Sale Deed Executed by HIMALAYA INFRAPROJECTS SUNSHINE UNIT -II in Association persons comparing (i) Shri. Sunil Ramkrishna Duddalwar, (ii) Mrs. Sonal Sunil Duddalwar and (iii) Shri Kunal Sunil Duddalwar through POA holder serial no. 2 and 3. Shri. Sunil Ramkrishna Duddalwar in respect of Apartment No. 507, covering a Carpet area of 59.918 Sq. Mtrs., Built-up area of 65.094 Sq. Mtrs., Common Built-up area of 21.592 Sq. Mtrs. alongwith Open balcony area of 11.323 Sq. Mtrs. on the FIFTH FLOOR in ORCHID Wing of a building standing thereon and known and styled as "HIMALAYA SUNSHINE APARTMENT-II" with 0.782% undivided share and interest in ALL THAT Piece and parcel of land bearing Plot No. 67 of Himalaya Sunshine layout containing by admeasurement 4484.893 Square Meters, being a portion of the entire land bearing Khasra No. 38 of MOUZA - DABHA, P.S.K. 7, bearing City Survey Nos. 270/67, Sheet No. 64 of Mouza - Dabha, situated at Dabha, Nagpur, within the limits of Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR, in Favour of Shri Shiba Sankar Benerjee, which is duly registered in the office of the Joint Sub-Registrar, Nagpur-4, at Sr. No. 2807/2022 on 23/03/2022.
- xxii. **That**, thereafter Shri Shiba Sankar Benerjee, left with heavenly abode on Dated- 04/06/2025, leaving behind his legal heir namely **Smt. Shilpa Shiba Benerjee**, and as per law her name is duly mutated in property card, vide Ferfar No. 21161, issued on Dated- 01/02/2026, and for that Order of Certificate of Legal heir passed by Hon'ble 2nd Joint Civil Judge Junior Division, Amravati, in the name of Shilpa Shiba Shankar Benerjee, vide Case No. R.M.J. Case No. 1975/2025, on Dated- 05/11/2025.

xxiii. **That**, thereafter Draft of Sale Deed, executed by **Smt. Shilpa Shiba Benerjee** in respect of Apartment No. 507, covering a Carpet area of 59.918 Sq. Mtrs., Built-up area of 65.094 Sq. Mtrs., Common Built-up area of 21.592 Sq. Mtrs. alongwith Open balcony area of 11.323 Sq. Mtrs. on the FIFTH FLOOR in ORCHID Wing of a building standing thereon and known and styled as "HIMALAYA SUNSHINE APARTMENT-II" with 0.782% undivided share and interest in ALL THAT Piece and parcel of land bearing Plot No. 67 of Himalaya Sunshine layout containing by admeasurement 4484.893 Square Meters, being a portion of the entire land bearing Khasra No. 38 of MOUZA - DABHA, P.S.K. 7, bearing City Survey Nos. 270/67, Sheet No. 64 of Mouza - Dabha, situated at Dabha, Nagpur, within the limits of Nagpur Municipal Corporation Ward No. 68 in Tahsil and District – NAGPUR, in Favour of Shri. Aamod Pravin Gadling.

1. **THE PROPERTY WAS ORIGINALLY FOUND IN WHOSE NAME? - Smt. Shilpa Shiba Benerjee**
2. **HOW DID THE SAID PROPERTY DEVOLVE ONTO THE VALID OWNERSHIP OF THE PRESENT OWNER?**
By Way of Registered Sale Deed Sr. No. 2807/2022 on 23/03/2022.
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?**
NO
5. **NON-AGRICULTURAL PROOF**
Free hold
6. **WHETHER SARFAESI IS APPLICABLE**
Yes

PART-IV **EVIDENCE OF TITLE OF PROPERTY**

TYPE OF DEED ASCERTAINING TITLE	Registered Sale Deed
DEED NUMBER	2807/2022
DEED DATE	23/03/2022

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

STATUS	Free hold
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	No
2.	WHETHER PROPERTY IS AFFECTED BY THE REVENUE OR TENANCY OBLIGATION	NA	No
3.	IN CASE OF FLAT PURCHASE, WHETHER BUILDER IS A PRIVATE / LIMITED COMPANY?	NA	No
4.	WHETHER UPTO DATE TAX/LAND REVENUE HAS BEEN PAID	Yes	No
5.	WHETHER ALL THE TITLE DOCUMENTS FOR LAST 13 YEARS HAS BEEN VERIFIED	Yes (Photo Copy)	YES (Photo Copy)
6.	WHETHER REQUIRED DOCUMENTS ARE AVAILABLE FOR CREATING MORTGAGE.	Yes	No
7.	WHETHER ALL THE PREVIOUS OWNERS HAD THE RIGHT/COMPETENCY TO TRANSFER OF THE PROPERTY.	Yes	YES
8.	WHETHER PROPOSED MORTGAGE BY DEPOSIT OF TITLE DOCUMENT (EQUITABLE MORTGAGE) IS POSSIBLE	Yes	YES
9.	IF THE PROPERTY IS A FLAT/APARTMENT, HOW MANY YEARS INDEPENDENT TITLE IS ENSURED	NA	No

10.	WHETHER PROPERTY HAS BEEN TRANSFERRED/ TO BE TRANSFERRED BY POA HOLDER OF THE ORIGINAL LAND OWNER IN FAVOUR OF THE LOAN APPLICANT	NA	No
11.	WHETHER POA HOLDER OF THE ORIGINAL LAND OWNER HAS/HAD AUTHORITY UNDER POA	NA	No
12.	WHETHER POA RECORDED IN SN11 IS REGISTERED	NA	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	NO
14.	WHETHER THE PROPERTY/LAND IS JOINT FAMILY PROPERTY	NA	No
15.	IS THE LAND/PROPERTY/FLAT IS SUBJECT TO ANY RESERVATIONS/ACQUISTIONS/REQUISTIONS.	NA	No

16.	WHETHER PROPERTY BELONGS TO SC/ST (JHARKHAND)	NA	No
17.	WHETHER LAND IS AGRICULTURAL	NA	NO
18.	WHETHER REAL ESTATE REGULATORY AUTHORITY 2016 (RERA) IS APPLICABLE OR NOT?	NA	No
19.	IN CASE OF BALANCE TRANSFER / TAKEOVER CASES, WHETHER ORIGINAL LOD RECEIVED FROM BANK OR NOT?	NA	No
20.	WHETHER SEARCH REPORT / NON-ENCUMBRANCE ARE APPLIED FOR?	Yes	No
21.	WHETHER PROVISIONS OF URBAN LAND CEILING ACT ARE APPLICABLE?	NA	No

22.	WHETHER THE LAND IS CATEGORIZED UNDER THE CNT ACT?	No	No
23.	WHETHER THE LAND IS CATEGORIZED UNDER THE SANTHAL PARGANA ACT? (STATE SPECIFIC)	NA	No
24.	WHETHER APPROVED MAP / SANCTION MAP HAS BEEN PROVIDED?	NA	No

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

<u>S NO.</u>	<u>DATE</u>	<u>NAME OF THE DOCUMENTS (DETAILS)</u>	<u>WHETHER ORIGINAL / PHOTOCOPY</u>
<u>1.</u>	Dated 17/12/2020	Registered Agreement to Sale Executed by HIMALAYA INFRAPROJECTS SUNSHINE UNIT -II in Association persons comparing (i) Shri. Sunil Ramkrishna Duddalwar, (ii) Mrs. Sonal Sunil Duddalwar and (iii) Shri Kunal Sunil Duddalwar through POA holder serial no. 2 and 3. Shri. Sunil Ramkrishna Duddalwar in respect of Apartment No. 507, in Favour Shri Shiba Sankar Benerjee, which is duly registered in the office of the Joint Sub-Registrar, Nagpur-4 i at Sr. No. 7414/2020 on 17/12/2020.(with stamp duty)	<u>Original</u>
<u>2.</u>	Dated 23/03/2022	Registered Sale Deed Executed by HIMALAYA INFRAPROJECTS SUNSHINE UNIT -II in Association persons comparing (i) Shri. Sunil Ramkrishna Duddalwar, (ii) Mrs. Sonal Sunil Duddalwar and (iii) Shri Kunal Sunil Duddalwar through POA holder serial no. 2 and 3. Shri. Sunil Ramkrishna Duddalwar in respect of Apartment No. 507, in Favour of Shri Shiba Sankar Benerjee, which is duly registered in the office of the Joint Sub-Registrar, Nagpur-4, at Sr. No. 2807/2022 on 23/03/2022.	<u>Original</u>
<u>3</u>		Draft of Sale Deed Executed by Smt. Shilpa Shiba Benerjee in respect of Apartment No. 507, in Favour of Shri. Aamod Pravin Gadling.	<u>Original</u>
		Registered Sale Deed Executed by Smt. Shilpa Shiba Benerjee in respect of Apartment No. 507, in Favour of Shri. Aamod Pravin Gadling	<u>Original</u>
<u>5</u>		Tax Receipt issued by NMC in the year of 2026 -2027	<u>Original</u>
<u>6</u>		Property card in the name of Smt. Shilpa Shiba Benerjee	<u>Original</u>

<u>7</u>		Death Certificate in the name of Shri Shiba Shankar Benerjee	<u>Copy</u>
<u>8</u>		Affidavit of Legal heir being the legal heir of Shri Shiba Shankar Benerjee.	<u>Original</u>
<u>9</u>		Order of Certificate of Legal heir passed by Hon'ble 2 nd Joint Civil Judge Junior Division, Amravati, in the name of Shilpa Shiba Shankar Benerjee, vide Case No. R.M.J. Case No. 1975/2025, on Dated- 05/11/2025	<u>Original</u>
<u>10</u>		NOI i.e Equitable Mortgage by all borrower in favor of HHFL	<u>Original</u>

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

<u>S NO.</u>	<u>DATE</u>	<u>NAME OF THE DOCUMENTS (DETAILS)</u>	<u>WHETHER ORIGINAL / PHOTOCOPY</u>

PART-IX FINAL OPINION

The present owner **Shri Shiba Sankar Benerjee** is having a valid title and possession upon the aforesaid properties

PART-X CERTIFICATE

We have perused the documents forwarded to us and have got relevant and available records verified at the office of the concerned Sub Registrar for the year **2014 to 2026 on dated- 08/09/2026, vide receipt no. GRN MH009822661202627E**, The said property is free from all sorts of encumbrance, lien, charges, mortgages etc. and the owner **Smt. Shilpa Shiba Benerjee**, has clear and marketable title on the property.

I/We further certify that the title deeds intended to be deposited, relating to the property and offered as security by way of equitable mortgage and the 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 in favor of the Company.

Remarks, if any: -

PART-XI DIAGRAMMATIC REPRESENTATION OF THE CHAIN OF TITLE

N.A.

Yours Faithfully,

ANKITKUMAR
KUNJBIHARI
SHARMA

Digitally signed by
ANKITKUMAR
KUNJBIHARI
SHARMA
Date: 2026.09.09
11:49:48 +05'30'

(Ankit K Sharma)
Advocate

Encl.: Photocopy of the documents provided.

