

ADV. CHITRA D. WAGHMODE
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File No. **MH/PNE/BRMT/A000001079**

Legal Search Report

Date:03/10/2026.

Dear Sir/Madam,

Sub.Legal Security Report in respect of the file of **Mr. Pravin Balaso Jagtap**

Date of Legal Initiation	29/08/2026
Application No.	MH/PNE/BRMT/A000001079
Name of Applicant	Mr. Pravin Balaso Jagtap
Name of Co – Applicant/s	Mrs. Kishori Pravin Jagtap
Relationship between Applicant and Co – Applicant/s	--
Purpose of Loan	Purchasing Existing
Lead amount	27,00,000/-
The property is found / proposed to be found in whose name?	Mr. Rajaram Vitthal Satpute

PART – I AND SCHEDULE OF THE CONCERNED PROPERTY:

All that piece and parcel of property having **Gat No.116**, out of **Plot No. 06** area admeasuring **439.66 Sq.Mtrs** , **Plot No.07** area admeasuring **439.66 Sq.Mtrs** & **Plot No.08** area admeasuring **439.66 Sq.Mtrs** Total area of All three Plots are **1318.98 Sq.Mtrs** In this, area of the **first floor (G+1 of the first floor)** residential unit No. **B-3** in the multi-storey building known as “**SIA-RIA APARTMENT WING-B**” , area admeasuring **636.00 sq.ft. (59.10 sq.m.)** builtup area i.e. **489.04 sq.ft. (45.45 sq.m.)** carpet area is a residential flat Situated at **Village .Jalochi , Tal. Baramati ,Dist.Pune** and Registration District Pune and within the local limits of Baramati ,Dist. Pune. (Hereinafter referred to as the said Property).

AS PER SALE DEED LAND	
EAST	Flat No. A-3
SOUTH	Duct and Afterthat Flat No B.2
WEST	Passage and Flat No. B-4
NORTH	Margin Space

PART–II LIST OF DOCUMEMTS SCRUTINSED BY ME

Sr.No	Date	NAME OF THE DOCUMENTS (DETAILS)	WHETHER ORIGINAL/ PHOTOCOPY
1.	--	7/12 Extract of Gat No.116 ,Plot No.6,7& 8 of Village Jalochi Tal.Baramati,Dist.Pune	Photocopy
2.	21/05/2012	Agreement No.4744/2012	Photocopy

3.	--	NA Order Not seen Properly	Photocopy
4.	28/04/2015	Agreement to Sale Deed No.3155/2015	Photocopy
5.	15/06/2015	Reg.Sale Deed between Vender GG Builders Through developers and Partners with Purchaser Rajaram Vitthalrao Satpute at Sr.No.4764/2015	Photocopy
6.	15/03/2013	Building Plan and Permission No.SR/ 74/2013	Photocopy
7.	13/05/2014	Occupancy Certificate No.BNP/Karya - 14/391/2014.	Photocopy
8.	18/02/2014	Revised Plan.	Photocopy

1. **Originally**, the said land/property was owned and possessed by **Mr. Subhash Sambhajirao Galinde**, and his name was recorded in the Record of Rights / 7/12 Extract in respect of the property situated at Village Jalochi, Taluka Baramati, District Pune.
2. In the year **2012**, Mr. Subhash Sambhajirao Galinde applied for a **Commencement Certificate**, which was issued/applied for on **13.03.2012**.
3. On **21.05.2012**, Mr. Subhash Sambhajirao Galinde executed an DA POA in favour of GG Builders and Developers, through its partners Mr. Santosh Galinde and Mr. Yogesh Subhash Galinde, which was registered before the Sub-Registrar, Baramati, under **Document Registration No. 4744/2012**.
4. In the year 2013, Mr. Subhash Sambhajirao Galinde obtained/applied for **non-agricultural (N.A.) Permission** in respect of the said property, dated 15.03.2012.
5. The construction of the building was completed, and an Occupancy Certificate/Letter was issued by the Baramati Municipal Council on 13.05.2014.
6. On **28.04.2015**, GG Builders, acting through Mr. Subhas Galinde, through their constituted Power of Attorney holders Mr. Santosh Galinde and Mr. Yogesh Galinde, executed an **Agreement to Sale** in favour of **Mr. Rajaram Vitthalrao Satpute**, which was registered before the Sub-Registrar, Baramati-2, Taluka Baramati, District Pune, under **Document Registration No. 3155/2015**.
7. Thereafter, on 15.06.2015, GG Builders, acting through Mr. Subhas Galinde, through their constituted Power of Attorney holders Mr. Santosh Galinde and Mr. Yogesh Galinde, executed a **Sale Deed** in favour of **Mr. Rajaram Vitthalrao Satpute**, which was registered before the Sub-Registrar, Baramati-2, Taluka Baramati, District Pune, under **Document Registration No. 4764/2015**.
8. Since the year 2025, the name of Mr. Rajaram Vitthalrao Satpute has been recorded as the owner and possessor of the aforesaid property.

10. Thereafter, **Mr. Rajaram Satpute** was taken loan from **State Bank of India**
11. **Thereafter**, Mr. Pravin Balaso Jagtap has expressed his intention to purchase the said flat from Mr. Rajaram Vitthalrao Satpute by executing an Agreement to Sell in respect thereof.
12. **AND WHEREAS, Mr. Pravin Balaso Jagtap proposes to mortgage the said property in favour of HHFL for availing the proposed loan facility and has, accordingly, approached HHFL for the said purpose.**

1. **THE PROPERTY WAS ORIGINALLY FOUND IN WHOSE NAME?**
Rajaram Vitthalrao Satpute
2. **HOW DID THE SAID PROPERTY DEVOLVE IN TO THE VALID OWNERSHIP OF THE PRESENT OWNER?**
Reg. Sale Deed at Sr. No. 4764/2015,Dated.15/06/2015
3. **WHETHER THE PRESENT OWNER HAS MUTATED HIS/HER NAME IN THE LAND REVENUE RECORDS?**
Yes, Baramati Nagar Parishad Tax Receipt and Light Bill.
4. **WHETHER THE PRESENT OWNER IS PAYING LAND REVENUE TAX TO THE STATE GOVERNMENT?**
Yes
5. **NON-AGRICULTURAL PROOF**
N.A Order
6. **WHETHER SARFAESI IS APPLICABLE**

Yes

PART-IV **EVIDENCE OF TITLE OFPROPERTY**

TYPE OF DEED AS CERTAINING TITLE	Draft of Sale Deed
DEED NUMBER	4764/2015
DEED DATE	15/06/2015

PART-V **NATURE AND STATUS OF THEPROPERTY**

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	DOCUMENTS NOT PROVIDED	
2.	WHETHER PROPERTY IS AFFECTED BY THE REVENUE OR TENANCY BLIGATION	DOCUMENTS NOT PROVIDED	
3.	IN CASE OF FLAT PURCHASE, WHETHER BUILDER IS A PRIVATE / LIMITED COMPANY?	DOCUMENTS NOT PROVIDED	
4.	WHETHER UPTO DATE TAX/LAND REVENUE HAS BEEN PAID	DOCUMENTS NOT PROVIDED	
5.	WHETHER ALL THE TITLE DOCUMENTS FOR LAST 13 YEARS HAS BEEN VERIFIED	ORIGINAL DOCUMENTS NOT PROVIDED	

6.	WHETHER REQUIRED DOCUMENTS ARE AVAILABLE FOR CREATING MORTGAGE.	ORIGINAL DOCUMENTS NOT PROVIDED THEREFORE CAN'T COMMENT	
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	NA	
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	NA	
12.	WHETHER POA RECORDED IN SN11 IS REGISTERED	NA	
13.	WHETHER THE PROPERTY IS LEASE LAND, IF YES WHAT IS THE TENURE OF THE LEASE AND WHAT IS THE RESIDUAL PERIOD LEFT?	NA	
14.	WHETHER THE PROPERTY/LAND IS JOINT FAMILY PROPERTY	NO	
15.	IS THE LAND/PROPERTY/FLAT IS SUBJECT TO ANY RESERVATIONS/ACQUISTIONS/REQUISTIONS.	DOCUMENT NOT PROVIDED	
16.	WHETHER PROPERTY BELONGS TO SC/ST (JHARKHAND)	DOCUMENT NOT PROVIDED	
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?	NO	
20.	WHETHER SEARCH REPORT / NON ENCUMBRANCE ARE APPLIED FOR?	FREE FROM ANY ENCUMBRANCE	
21.	WHETHER PROVISIONS OF URBAN LAND CEILING ACT ARE APPLICABLE?	NA	
22.	WHETHER THE LAND IS CATEGORIZED UNDER THE CNT ACT?	NA	
23.	WHETHER THE LAND IS CATEGORIZED UNDER THE SANTHAL PARGANA ACT? (STATE SPECIFIC)	NA	
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	WHETHER ORIGINAL/PHOTOCOPY
1.	--	7/12 of village. Jalochi ,Tal. Baramati ,Dist. Pune .Survey No. . 116 Plot No.6,7& 8	Digital

2.	13/05/2014	Occupancy Certificate	Original
3.	15/06/2015	Sale Deed betweenGG Builders Through developers and Partners with Rajaram Vitthalrao Satpute at Sr.No.4764/2015	Original
4		Sale Deed executed by Mr. Rajaram Satpute in favor of Mr. Pravin Balaso Jagtap	Original
5.		NOC/No dues certificate issued by State Bank Of india in favor of Mr. Rajaram Satpute	Original
6		NOC issued by Diwani Housing Finance	Original
7.	28/04/2015	Agreement to Sale No.3155/2015	Original
8.	-	Equitable Mortgage (NOI) in favor of HHFL along with MODT	Original
9		Seller NOC	Original
10		Copy of NA Order	Copy

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

Sr.No	DATE	NAME OF THE DOCUMENT(DETAILS)	WHETHER ORIGINAL/PHO TOCOPY
		NIL	

PART-IX FINAL OPINION

The present applicant **Mr. Pravin Balaso Jagtap** have a valid title and possession upon the aforesaid property after execution of Sale Deed Said property is fit for Equitable mortgage.

If NA Order or zone certificate shall be received than Only SARFAESI Act will be applicable otherwise not

PART - X CERTIFICATE

N.A

Remarks if any: NA

Search Challan No:MH009214806202627U

Search Receipt No:1115407771

PART-XI DIAGRAMMATIC REPRESENTATION OF THE CHAIN OF TITLE

N.A

CHITRA
DATTATRAY
WAGHMODE

Digitally signed by
CHITRA DATTATRAY
WAGHMODE
Date: 2026.10.03
15:23:39 +05'30'

Yours Faithfully

