



Ref. No. : IHFC/TSR/1285/2026.

Date : 18.08.2026.

Application No. : 77000312551
Transaction Type : LAP – BT + Top Up
Applicant : Mr. Iqbal Jafil Shaikh
Co-Applicant : Mrs. Nadra Iqbal Shaikh
Existing Owner : Mr. Iqbal Jafil Shaikh
Existing Lender : Muthoot Homefin India Ltd

To,

The Branch Manager,

ICICI Home Finance Co. Ltd.,

Main Branch, Pune.

- **Legal Scrutiny Report pertaining to the file of Mr. Iqbal Jafil Shaikh and Mrs. Nadra Iqbal Shaikh.**

- **PART I : PROPERTY DETAILS**

- **Description of Entire Land Property.-**

All that piece and parcel of land bearing Plot No. 280, C.T.S. No. 6817, admeasuring about 818.5 Sq. Yards, equivalent to 684 Sq. Mtrs., situated at Pimpri Camp to Pimpri Gavthan Area, 60 Feet Road, Pimpri, Pune – 411017, Taluka Haveli, District Pune, within the limits of the Pimpri Chinchwad Municipal Corporation, together with the building known as “SATYAM” standing thereon and which is bounded as under.-

On or towards the East : Plot No. 281.

On or towards the South : Road.

On or towards the West : Road.

On or towards the North : Plot No. 279.

Hereinafter, referred to as the "Entire Land Property".

Narayan L. Khamkar (Advocate)

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- **Description of Subject Property.-**

All that piece and parcel of Flat No. 12, having an area admeasuring 620 Sq. Ft., i.e. 57.6 Sq. Mtrs. super built-up/built-up area, situated on the Second Floor of the building known as "SATYAM", constructed on land bearing Plot No. 280, C.T.S. No. 6817, situated at Pimpri Camp to Pimpri Gavthan Area, 60 Feet Road, Pimpri, Pune – 411017, Taluka Haveli, District Pune, within the local limits of the Pimpri Chinchwad Municipal Corporation.

Hereinafter, referred to as the "Subject Property".

- **PART II : LIST OF DOCUMENTS SUBMITTED BEFORE ME FOR SCRUTINY AND LEGAL OPINION :**

1. Agreement to Sale dated 05.05.2003, executed by M/s. Shree Sai Builders & Developers, through its Proprietor Mr. Lachhmandas B. Avatramani, to and in favour of Mr. Iqbal Jafil Shaikh, registered in the office of the Sub-Registrar of Assurances, Haveli No. 5, Pimpri, Pune, under Serial No. 2810/2003.
2. Property Tax Bill for the year 2026–2027, issued by the Pimpri Chinchwad Municipal Corporation, pertaining to Flat No. 12, Satyam Apartment, Link Road, Pimpri, Property No. 1070301693.00.
3. List of Documents dated 11.08.2026, issued by Muthoot Homefin (India) Limited, in respect of Loan A/c No. PIM-NHL-000026, showing custody of the original title documents.

- **PART III : FLOW OF TITLE OF PROPERTY.-**

Upon perusal of the documents placed on record and on the basis of the search conducted on the official records, the chain of title in respect of the subject property is traced as follows:

1. That the entire land property bearing Plot No. 280, C.T.S. No. 6817, situated at Pimpri, Pune, was originally owned by the Government of India. The registered Agreement further records

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that the said plot formed part of a sanctioned layout and was Non-Agricultural land as reflected in the City Survey records.

2. Thereafter, the Government of India sold and transferred the said entire land property to and in favour of Mr. Shewaram Assandas, by virtue of Sale Certificate bearing No. 30401-484, dated 27.04.1965, duly signed by the Regional Settlement Commissioner, Bombay, Government of India.
3. However, the documents presently placed on record do not disclose the instrument by which the title in the said land property thereafter devolved upon or was transferred to Mr. Nanikram R. Khanchandani. Thus, there is a missing link between the title of Mr. Shewaram Assandas and Mr. Nanikram R. Khanchandani which requires documentary verification.
4. Thereafter, Mr. Nanikram R. Khanchandani executed a Sale Deed dated 29.06.1998, and thereby sold, transferred and conveyed the said entire land property to and in favour of Mrs. Kaushaliya Damandas Dharmani. The said Sale Deed has been duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 5, Pimpri, Pune, under Serial No. 4551/1998.
5. Thereafter, Mrs. Kaushaliya Damandas Dharmani executed a Development Agreement dated 04.04.2001, whereby she granted and entrusted the development rights in respect of the said entire land property to and in favour of Mr. L. B. Awatramani, Partner of M/s. Shree Sai Builders. The subsequent registered Agreement recites that the said Development Agreement was registered in the office of the Sub-Registrar of Assurances, Haveli No. 5, Pimpri, Pune, under Serial No. 3072/2001.
6. Further, in continuation of the aforesaid Development Agreement, Mrs. Kaushaliya Damandas Dharmani also executed a General Power of Attorney dated 04.04.2001 in favour of Mr. L. B. Awatramani, Partner of M/s. Shree Sai Builders, thereby authorising him to undertake the development of the said land property and to perform the acts necessary in connection

therewith. The subsequent Agreement also refers to the said General Power of Attorney as registered with the Sub-Registrar of Assurances, Haveli No. 5, Pimpri, Pune.

7. However, the subsequent Agreement appears to refer to Serial No. 3072/2001 in relation to both the Development Agreement and General Power of Attorney. Therefore, the independent registration particulars of both instruments must be verified from the IGR records/original documents.
8. Thereafter, M/s. Shree Sai Builders & Developers, through its Proprietor Mr. Lachhmandas B. Avatramani, obtained the sanctioned building plans for construction of a multi-storied building on the said entire land property from the Pimpri Chinchwad Municipal Corporation, vide Building Permission bearing No. BP/PIMPRI/85/2001, dated 15.09.2001.
9. Accordingly, the Promoter/Builder commenced construction of the building known as “SATYAM” on the said entire land property in accordance with the sanctioned plans.
10. Thereafter, M/s. Shree Sai Builders & Developers, through its Proprietor Mr. Lachhmandas B. Avatramani, executed an Agreement to Sale dated 05.05.2003, thereby agreed to sell, transfer and convey Flat No. 12, situated on the Second Floor of the building known as “SATYAM”, admeasuring 620 Sq. Ft., i.e. 57.6 Sq. Mtrs., to and in favour of Mr. Iqbal Jafil Shaikh, for a total consideration of Rs.4,70,000/-. The said Agreement to Sale has been duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 5, Pimpri, Pune, under Serial No. 2810/2003, on 05.05.2003.
11. Thereafter, Mr. Iqbal Jafil Shaikh availed a loan facility of Rs.3,00,000/- from Bank of Maharashtra, Pimpri Branch. In order to secure due repayment of the said loan, Mr. Iqbal Jafil Shaikh executed a Mortgage Deed dated 27.11.2003, thereby mortgaging the subject flat property to and in favour of Bank of Maharashtra, Pimpri Branch. The said Mortgage Deed was duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 5, Pimpri, under Serial No. 8079/2003, on 27.11.2003.

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12. Thereafter, Mr. Iqbal Jafil Shaikh has paid the entire consideration to the said builder/developer, i.e. M/s. Shree Sai Builders & Developers. Accordingly, the said builder/developer has handed over the physical possession of the subject property to and in favour of Mr. Iqbal Jafil Shaikh.
13. Thereafter, upon repayment/discharge of the aforesaid mortgage loan, Bank of Maharashtra, Pimpri Branch, through its Branch Manager Mr. Sukhdanarayan Kale, executed a Reconveyance/Release Deed dated 20.08.2018 in favour of Mr. Iqbal Jafil Shaikh, thereby releasing and extinguishing the mortgage charge created under Mortgage Deed No. 8079/2003. The said Reconveyance/Release Deed has been duly registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 5, Pune, under Serial No. 6147/2018, on 20.08.2018.
14. Thereafter, Mr. Iqbal Jafil Shaikh has availed a loan facility of Rs. 15,00,000/- (Rupees Fifteen Lakhs Only) from Magma Housing Finance, Shivajinagar, Pune. In order to secure the due repayment of the said loan together with interest, costs, charges and other monies payable thereunder, the Borrower created a mortgage over the subject flat property in favour of the said lender by way of deposit of title deeds. Accordingly, an Agreement Relating to Deposit of Title Deeds (Notice of Intimation regarding Mortgage by way of Deposit of Title Deeds) was duly filed and registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 22, Pune, under Serial No. 4790/2018.
15. Thereafter, (1) Mr. Iqbal Jafil Shaikh, (2) Mrs. Nadira Iqbal Shaikh and (3) Mr. Sharif Iqbal Shaikh have availed a loan facility of Rs. 21,84,039/- (Rupees Twenty-One Lakhs Eighty-Four Thousand Thirty-Nine Only) from Muthoot Homefin (India) Limited. In order to secure the due repayment of the said loan together with interest, costs, charges and other monies payable thereunder, the Borrowers created a mortgage over the subject flat property in favour of the said lender by way of deposit of title deeds. Accordingly, an Agreement Relating to Deposit of Title Deeds (Notice of Intimation regarding Mortgage by way of Deposit of Title Deeds) was

duly filed and registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 21, Pune, under Serial No. 1936/2024.

16. Thus, as aforesaid the subject property is owned and possessed by Mr. Iqbal Jafil Shaikh. His title to the subject property is valid, legal, marketable and enforceable in the courts of law. However, the subject property is mortgaged to and in favour of Muthoot Homefin (India) Limited. Therefore, the subject property is not free from encumbrances.

• **PART IV : EVIDENCE OF THE TITLE OF PROPERTY**

1. Agreement to Sale dated 05.05.2003, executed by M/s. Shree Sai Builders & Developers, through its Proprietor Mr. Lachhmandas B. Avatramani, to and in favour of Mr. Iqbal Jafil Shaikh, which is registered in the office of the Sub-Registrar of Assurances, Haveli No. 5, Pimpri, Pune, under Serial No. 2810/2003.

• **PART V : OTHER PROVISIONS**

5.1	Whether provisions of urban land ceiling act are applicable?	No.
5.2	Whether any property/ies intend to be given as security to any minor's claim/share?	No.
5.3	Whether the property is affected by any revenue and tenancy regulations; if yes then to what extent?	No.
5.4	Whether the user land has been converted into non-agricultural for residential use by the order of the Competent Authority?	Yes.
5.5	Whether up to date tax/land revenue has been paid in respect of the property?	Not known.

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5.6	Whether all original documents for last 13/30 years have been scrutinized; if not give reasons?	I have perused the photocopies as mentioned above.
5.7	Whether required documents are available for creating mortgage?	Yes.
5.8	Whether all the previous owners of the property had the right and competency to transfer the property?	Yes.
5.9	Whether the proposed owners of the property had the right and competency to transfer the property?	Yes.
5.10	What is the tenure of the land; if it is leased? Not applicable years (remaining period)	The said property is having Tenure Class – 1.
5.11	Whether the land is Adivasi (Tribal) Land?	No.
5.12	Whether the land/property are joint family property?	No.
5.13	Whether SARFAESI Act applicable:	Yes. Subject to the observations mentioned in the flow of title.
5.14	Is land/property/Flat being subject to any reservations/ acquisitions/ requisitions?	No.
5.15	Whether the property has been transferred by a power of attorney (POA) holder of the original landowner in favour of the loan applicant?	No.
5.16	Whether the said POA holder has/had authority to sell the property under POA?	NA

5.17	Whether POA as recorded in 5.15 is registered?	NA
5.18	Whether any prior permission/NOC/Consent required from any Authority to mortgage the property (Authority may be Govt. / Municipal Corporation / Land Development Authority / Industrial Development Authority / Society etc.). If permission is required, specify the name of the authority from whom permission/NOC is required and list of all permission / No objection required?	No.
5.19	Whether any permission/consent is required to sell the property upon invocation of the mortgage. If so, indicate the Authority from whom the permission is required; Indicative Time Line to obtain such permission; and any premium payable to the Authority upon such transfer.	No.
5.20	Whether Search Report is obtained and submitted?	Yes.
	Search Receipt Details - I, the undersigned, Advocate Narayan Laxman Khamkar, have conducted an online search in respect of the above-referred subject property by visiting the official website of the Inspector General of Registration (IGR), Government of Maharashtra. The search has been conducted for the period of the last thirteen (13) years, i.e., from 2014 to 2026, in respect of subject property.	

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	I have paid the e-Search fee of ₹325/- through GRAS e-Challan bearing GRN No. MH008454285202627E and Department ID No. 80450984. The said payment was duly credited to the Government and utilized for conducting the online property search. Accordingly, the e-Search Receipt bearing No. 1115367247, dated 18.08.2026 at 06:10 PM, was generated prior to obtaining the search results. It is specifically clarified that the entire search and verification have been carried out solely on the basis of the online records available on the IGR portal. No physical or manual search has been conducted by personally visiting any of the offices of the Sub-Registrar of Assurances (SRO). Upon verification of the online search data available on the IGR portal, no adverse entries affecting the title of the subject property have been found during the aforesaid search period. It is further clarified that this search report is based exclusively on the entries and records available online on the IGR portal as on the date and time of generation of the aforesaid e-Search Receipt. Accordingly, this report is subject to any subsequent registrations, encumbrances, claims, charges, notices, court orders, or other entries, if any, that may not have been reflected in the online records as on the date and time of the search.	
5.21	Whether EC is obtained?	No.
	EC Details	NA
	No. of years EC obtained	NA
	Any Encumbrances to specify	NA
	EC Applied by	NA

• **PART VI : CERTIFICATE.-**

It is hereby certified that, the subject property is owned and possessed by Mr. Iqbal Jafil Shaikh. His title to the subject property is valid, legal, marketable and enforceable in the courts of law. However, the subject property is mortgaged to and in favour of Muthoot Homefin (India) Limited. Therefore, the subject property is not free from encumbrances.

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- **Following documents needs to be submitted prior to disbursal of loan/at the time of disbursment of the loan:**

Since, it is the case of Balance Transfer.

1. LOD issued by Muthoot Homefin (India) Limited.

- **Following documents are required post disbursal (if any) :**

1. Original Agreement to Sale dated 05.05.2003, executed by M/s. Shree Sai Builders & Developers, through its Proprietor Mr. Lachhmandas B. Avatramani, to and in favour of Mr. Iqbal Jafil Shaikh, which is registered in the office of the Sub-Registrar of Assurances, Haveli No. 5, Pimpri, Pune, under Serial No. 2810/2003.
2. Original Possession Letter issued by the builder/developer, i.e. M/s. Shree Sai Builders and Developers to and in favour of Mr. Iqbal Jafil Shaikh, peratining to the subject property.
3. Copy of Mortgage Deed dated 27.11.2003, executed by Mr. Iqbal Jafil Shaikh in favour of Bank of Maharashtra, Pimpri Branch, which is registered in the office of the Sub-Registrar of Assurances, Haveli No. 5, Pimpri, under Serial No. 8079/2003.
4. Original Reconveyance/Release Deed dated 20.08.2018, executed by Bank of Maharashtra, Pimpri Branch, through its Branch Manager Mr. Sukhdanarayan Kale, to and in favour of Mr. Iqbal Jafil Shaikh, which is registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 5, Pune, under Serial No. 6147/2018.
5. Original Release Letter/No Dues Certificate from Magma Housing Finance.
6. Original Release Letter/No Dues Certificate from Muthoot Homefin India Limited.
7. All documents mentioned in the LOD issued by Muthoot Homefin India Limited.

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8. Original Simple (Registered) Mortgage or the Notice of Intimation regarding mortgage by way of deposit of title deeds.

Thanking you,

Place : Pune.

Date : 18.08.2026.



**Narayan
Laxman
Khamkar**

**NARAYAN L. KHAMKAR
ADVOCATE**

Digitally signed by
Narayan Laxman
Khamkar
Date: 2026.08.18
21:10:24 +05'30'

SEARCH RESULTS FOUND DURING E-SEARCH OF THE SUBJECT LAND PROPERTY

Doc No.	Doc Name	Regi. Date	SRO Name	Seller	Purchaser	Property
2810/2003	Agreement to Sale	05.05.2003	Sub-Registrar of Assurances, Haveli No. 5, Pimpri, Pune	M/s. Shree Sai Builders & Developers, through its Proprietor Mr. Lachhmandas B. Avatramani	Mr. Iqbal Jafil Shaikh	Flat No. 12, admeasuring 620 Sq. Ft., i.e. 57.6 Sq. Mtrs., situated on the Second Floor of "Satyam", constructed on Plot No. 280, C.T.S. No. 6817, Pimpri, Pune.
8079/2003	Mortgage Deed	27.11.2003	Sub-Registrar of Assurances, Haveli No. 5, Pimpri, Pune	Mr. Iqbal Jafil Shaikh (Mortgagor)	Bank of Maharashtra, Pimpri Branch (Mortgagee)	Flat No. 12, Second Floor, "Satyam", constructed on C.T.S. No. 6817, Plot No. 280, Pimpri, admeasuring 620 Sq. Ft.
6147/2018	Reconveyance / Release Deed	20.08.2018	Joint Sub-Registrar of Assurances, Haveli No. 5, Pune	Bank of Maharashtra, Pimpri Branch, through its Branch Manager Mr. Sukhdanarayan Kale (Releasor)	Mr. Iqbal Jafil Shaikh (Releasee)	Flat No. 12, Second Floor, "Satyam", C.T.S. No. 6817, Plot No. 280, Pimpri, admeasuring 620 Sq. Ft.; releasing mortgage created under Mortgage Deed No. 8079/2003.
4790/2018	Agreement Relating to Deposit of Title Deeds (Notice of Intimation regarding Mortgage by way of Deposit of Title Deeds)	21.08.2018	Joint Sub-Registrar of Assurances, Haveli No. 22, Pune	Mr. Iqbal Jafil Shaikh (Borrower/Mortgagor)	Magma Housing Finance, Shivajinagar, Pune (Lender/Mortgagee)	Flat No. 12, "Satyam", Pimpri Waghere, Pune.
1936/2024	Agreement Relating to Deposit of Title Deeds (Notice of Intimation regarding Mortgage by way of Deposit of Title Deeds)	15.10.2024	Joint Sub-Registrar of Assurances, Haveli No. 21, Pune	(1) Mr. Iqbal Jafil Shaikh, (2) Mrs. Nadira Iqbal Shaikh and (3) Mr. Sharif Iqbal Shaikh (Borrowers/Mortgagors)	Muthoot Homefin (India) Limited (Lender/Mortgagee)	Flat No. 12, Second Floor, "Satyam", Pimpri Waghere, Pune.

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MH008454285202627E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
18 Aug 2026	Receipt	Receipt no.: 1115367247
	Name of the Applicant :	Advocate Narayan Laxman Khamkar
	Details of property of which document has to be searched :	Dist :Pune Village :Pimpari Vaghare S.No/CTS No/G.No. : 6817
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH008454285202627E		
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'.		

