

Adv Ranjeet N. Shinde

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File no.06/May/2026

Dt. 28/05/2026

LEGAL SCRUTINY REPORT**Date –28/05/2026****Dear Sir/Madam ,****Sub- Legal Scrutiny Report in respect of the file of**

Date of Legal Initiation	28/05/2026
Application no.	MH/SLP/SLPR/A0000001914
Name of Applicant	Nafeesa Abdul Rauf Kazi
Name of Co-Applicant	
Relationship between applicant and co-applicants	
Purpose of loan	Purchase
Lead amount	25,00,000/-
The property is found /proposed to be found in whose name?	Found in the name of Sayyad Imtiyaj Ahamd Rashid Ahamd Madni & proposed to Nafeesa Abdul Rahuf Kazi

PART-I DESCRIPTION AND SCHEDULE OF THE CONCERNED PROPERTY

All that piece and parcel of N.A. flat property bearing Survey no.31/A/1/1/Plot no. 165 (old no. 364/A/1/1) area 235.37 sq mtr out of only flat no. 101 area 641 sq feet , first floor, Fulcon height, Which is situated at Neharu Nagar Tal.North Solapur Dist.Solapur and within the local limit Solapur Municipal corporation

AS PER DEED	
EAST	Flat no.102
SOUTH	12 mtr road
WEST	P6 mtr road
NORTH	Plot no. 164

PART-II LIST OF DOCUMENTS SCRUTINISED BY ME

S.NO.	DATE	NAME OF THE DOCUMENTS (DETAIL)	WHETHER ORIGINAL/P HOTOCOPY
1	28/05/2026	7/12 extract of survey no. 31/A/1/1/Plot no. 165 at village Nehrunagar Tal. North Solapur	Copy
2	28/08/2023	Sale-deed dt.28/08/2023 doc sr no. 6127/2023 Which is executed by Jyoti Suchendra Bansode & Suchendra Ambadas Bansode in favor Sayyad Imtiyaj Ahamd Rashid Ahamd Madni	Copy
3	28/04/2026	Building permission	Copy
4	-----	Draft of sale-deed	Copy

PART-III FLOW/CHAIN OF TITLE

(A) That the above mentioned of N.A. flat property bearing Survey no.31/A/1/1/Plot no. 165 (old no. 364/A/1/1) area 235.37 sq mtr out of only flat no. 101 , first floor, Fulcon height, Which is situated at Neharu Nagar Tal.North Solapur Dist.Solapur and within the local limit Solapur Municipal corporation.

(B) That the above mentioned N.A. flat property in originally N.A.plot property bearing Survey no.31/A/1/1/Plot no. 165 (old no. 364/A/1/1) area 235.37 sq mtr & Which was originally owned and in possession of Jayshri Suresh Karpe & Digambar Sadhu Rokade since many years to till the year 2014. Ie since before 2014. Property is N.A. as per order dt. 05/08/1990 & lay sanctioned on 19/09/2002.

(C) In the year 2014 , Above owner Jayshri Suresh rokade sold her share property ie. 137.64 sq mtr (Western side) out of plot no. 165 to Jyoti Suchendra Bansode & Suchendra Ambadas Bansode by way of reg.sale-deed dt. 09/06/2014 doc sr no. 4861/2014

(D) In the year 2015 , Above owner Digambar Sadhu Roakde sold his share property ie. 97.73 sq mtr (eastern side) out of plot no. 165 to Jyoti Suchendra Bansode & Suchendra Ambadas Bansode by way of reg.sale-deed dt. 03/02/2015 doc r no. 764/2015

(E) As per the above sale transaction , name of the Jyoti Suchendra Bansode & Suchendra Ambadas Bansode clearly and exclusively shown in owners column of Survey no.31/A/1/1/Plot no. 165 (old no. 364/A/1/1) area 235.37 sq mtr since purchase to till the year 2023.

(F) In the year 2023, Above owner Jyoti Suchendra Bansode & Suchendra Ambadas Bansode sold their above mentioned entire plot property ie. Survey no.31/A/1/1/Plot no. 165 (old no. 364/A/1/1) area 235.37 sq mtr to present property holder Imtiyaj Ahamd Rashid Ahamd Madani by way of reg.sale-deed dt. 28/08/2023 doc sr no. 6127/2023 .

(G) As per the above sale trasanction , name of the holder Imtiyaj Ahamd Rashid Ahamd Madani clearly and exclusively shown in owners column of Survey no.31/A/1/1/Plot no. 165 (old no. 364/A/1/1) area 235.37 sq mtr

(H) In the year 2026, Present property holder decided to built up apartment in his above mentioned property. So he obtained building permission from Solapur Municple corporation on . 28/04/2026 .

(I) Present property property holder intended to sale his above mentioned property ie. Survey no.31/A/1/1/Plot no. 165 (old no. 364/A/1/1) area 235.37 sq mtr out of only flat no. 101 , first floor, Fulcon height, Which is situated at Neharu Nagar Tal.North Solapur Dist.Solapur and within the local limit Solapur Municipal corporation to present demanding borrower Nafeesa Abdul Rauf Kazi

1.THE PROPERTY WAS ORIGINALLY FOUND IN WHOSE NAME ?

- Sayyad Imtiyaj Ahamd Rashid Ahamd Madni

2 HOW DID THE SAID PROEPRTY DEVOLVE ON TO THE VALID OWNERSHIP OF THE PRESENT OWNER ?

-Yes

3 WHETHER THE PRESENT OWNER HAS MUTAED HIS/HER NAME IN THE LAND REVENUE RECORDS?

-Yes

4 WHETHER THE PRESENT IS PAYING LAND REVENUE TAX TO THE STATE GOVERNMENT ?

-Yes

5NON-AGRICULTURAL PROFF

-Yes

6 WHTHER SARFAESI IS APPLICABLE

-Yes

PART-IV EVIDENCE OF TITLE OF PROPERTY

TYPE OF DEED ASCENTINGING TITLE	Sale-deed
DEED NUMBER	6127
DEED DATE	28/08/2023

PART-V NATURE AND STATUS OF THE PROPERTY

STATUS	FREE HOLD
NATURE	RESIDENTAIL

PART-VI OTHER PROVISION :

SR NO.	PARTICULERS	YES/NO	REMARK,IF NECESSARY
1	WHETHER PROPERTY TO BEGIVEN AS SECURITY IS SUBJECT TO ANY MINORS CALIM /SHARE	NO	
2	WHETHER PROEPRTY IS AFFECTED BY THE REVENUE OR TENANCY OBLIGATION	NO	
3	IN CASE OF FLAT PURCHASE , WHTHER BUILDER IS A PRIVATE/LIMITED COMPANY ?	N.A.	
4	WHETHER UP TO DATE TAX/LAND REVENUE HAS BEEN PAID	YES	
5	WHETHER ALL THE TITLE DOCUMENTS FOR LAST 13 YEARS HAS BEEN VERFIED	YES	
6	WHETHER REQUIRED DOCUMENTS ARE AVAILBALE FOR CREATIING MORTGAGE	YES	
7	WHETHER ALL THE PREVIOUS OWNERS HAD THE RIGHT /COMPENTANCY TO TRANSFER OF THE PROPERTY	YES	
8	WHETHER PROPOSED MORTGAGE BY DEPOIST OF TITLE DOCUMENT (EQUITABLE MORTGAGE) IS POSSIBLE	NO	
9	IF THE PROPERTY IS A FLAT/APARTMENT , HOW MANY YEARS INDEPENDENT TITLE IS ENSURED	NO	

10	WHETHER PROPERTY HAS BEEN TRANSFERRED BY POA HOLDER OF THE ORIGINAL LAND OWNER IN FAVOR 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 SR NO.11 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 RESERVATION /ACQUISITION	NO	
16	WHETHER PROPERTY BELONG TO SC/ST 9 (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 BLANK TRANSFER /TAKEOVER CASE . WHETHER ORIGINAL LOD RECEIVED FROM BANK OR NOT ?	N.A.	
20	WHETHER SEARCH REPORT/NON ENCUMBRANCES ARE APPLIED OFR	NO	
21	WHETHER PROVISION 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 PARGAN ACT ?(STATE SPECIFIC)	NO	
24	WHETHER APPROVED MAP/SANCTION MAP HAS BEEN PROVIDED	NO	

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

S.NO.	DATE	NAME OF THE DOCUMENTS (DETAIL)	WHETHER ORIGINAL /PHOTOCOPY
1	Recent	7/12 extract of survey no. 31/A/1/1/Plot no. 165 at village Nehrunagar Tal. North Solapur	Original
2	Recent	Sale deed dt.09/06/2014 doc sr no. 4861 .Between Jayshri S.karpe & Jyoti S Banosde & Suchendra Bansode	Copy
3	30/10/2024	Sale deed dt. 03/02/2015 doc sr no. 764 Between Digambar S Rokade & Jyoti S Banosde & Suchendra Bansode	Copy
4	Proposed	Sale-deed dt.28/08/2023 doc sr no. 6127/2023 Which is executed by Jyoti Suchendra Bansode &	Copy

		Suchendra Ambadas Bansode in favor Sayyad Imtiyaj Ahamd Rashid Ahamd Madni	
5	Proposed	Darft/ Agreement of sale in favor of Nafeesa Kazi	Original
6	Proposed	Sale-deed in favor of Nafeesa Kazi	Original
7	Proposed	Seller NOC	Original
8	Proposed	Building Permission	Copy
9	Proposed	Building plan	Copy
10	Proposed	NOI in favor of Hinduja Finance ltd	Original

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

S.NO.	Date	NAME OF THE DOCUMENTS (DETAIL)	WHETHER ORIGINAL /PHOTOCOPY
1			
2			

PART-IX FINAL OPINION

I have examined the related documents in respect of subject property ie. All that piece and parcel of N.A. flat property bearing Survey no.31/A/1/1/Plot no. 165 (old no. 364/A/1/1) area 235.37 sq mtr out of only flat no. 101 area 641 sq feet , first floor, Fulcon height, Which is situated at Neharu Nagar Tal.North Solapur Dist.Solapur and within the local limit Solapur Municipal corporation Which shown name of is having absolute , clear and marketable title over the subject property **Sayyad Imtiyaj Ahamd Rashid Ahamd Madni & Nafeesa Abdul Rauf Kazi** will acquired valid title after executing sale deed in the said property and valid evidence of right , title and interest which will satisfy the requirement of creation of register mortgage subject to charge of eye finance

PART-X CERTIFICATE

1) I further certify that, I have taken online search for the period of last 13 years ie. 2014 to 2026 in the office of sub –register Solapur on 28/05/2026 vide E-search online receipt no. 1115113313/2026

2) I hereby certify the geniuses of the scrutiny of record related to title deed as well as online search taken by me (this report is subject to documents provided to time for perusal and record available on the IGR website. Further , documents placed before me were scanned /Xerox copies and I have not verified any original documents and /or its validity

REMARK IF ANY :-

PART -XI DIGRAMMATIC RESPRESENTION OF THE CHAIN OF TITLE

N.A.

Yours faithfully

Ranjeet
Namdev
Shinde

Digitally signed
by Ranjeet
Namdev Shinde
Date: 2026.05.28
16:39:06 +05'30'

ADV RANJEET N SHINDE

Encl: