



Shweta M. Mane (Kakad)
L.L.B, L.L.M (Pune)
ADVOCATE & NOTARY

📍 'Swami', Plot no. 4
Shrikrishna Nagar, Beside Darda Nagar
Darwha Road, Yavatmal-445001
☎ Cell:- 07020796029, 09921665669
✉ Email:-adv.shwetakakad@gmail.com

Date: 07/09/2026

LEGAL SCRUTINY REPORT

Dear Sir / Madam,

Sub: Legal Scrutiny Report in respect of the file of **Mr. Sheikh Safik Sheikh Nasir**.

Date of Legal Initiation	05/09/2026
Application No.	MH/YAV/YAVA/A000001081
Name of Applicant	Mr. Sheikh Safik Sheikh Nasir
Name of Co – Applicant/s	Mrs. Shamim Bano Sheikh Shafik and Mr. Mohd. Sakib Sheikh Shafik
Relationship between Applicant and Co-Applicant/s	Husband, Wife & Son
Purpose of Loan	LAP Case
Lead amount	RS. 19,90,000/-
The property is found / proposed to be found	Mr. Mohd Sakib Sheikh Shafik

PART-I DESCRIPTION AND SCHEDULE OF THE CONCERNED PROPERTY:

ALL THAT PIECE AND PARCEL OF the land bearing **Plot no. 94**, area admeasuring about 150.00 sq.mtr. (i.e. 1614.00 sq.ft.) and construction thereon of house, out of Field Survey No./Gat No. 11/2, situated at Mauje Nababpur, Tq. Ner Dist. Yavatmal, Located at Nababpur. Within the jurisdiction of Sub Registrar Ner and within the limits of Mauje Nababpur, which is bounded as under:-

On or towards East- Layout Road

On or towards West- Nala

On or towards North- Plot no. 95

On or towards South- Plot no. 93

Together with all rights of easement, access, ways, common roads and other rights appurtenant with the right of ownership of the said property.

[NOTE: The boundaries of the property is mentioned above are described as per the Title Deeds produced before me & same must be get verified from the approved Valuer/Technical Team of our Bank/Institution.

PART-II LIST OF DOCUMENTS SCRUTINSED BY ME

SR. NO.	DATE	NAME OF THE DOCUMENTS (DETAILS)	WHETHER ORIGINAL / PHOTO COPY
1.	30/05/2001	N.A. Order and Sanctioned layout	Photo copy

		Plan	
2.	29/10/2018 deed no. 1885/2018	Registered sale deed	Photo copy
3.	06/07/2023 deed no. 790/2023	Notarized Hibinama (Gift Deed)	Photo copy
4.	16/05/2025	7/12 extract	Digitally signed
5.	2025-2026	Property Tax receipt	Photo copy
6.	--	Draft of Gift Deed in favour of Mr. Mohd Sakib Sheikh Shafik	Photo copy

PART-III FLOW/CHAIN OF THE TITLE

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

- That the Field Survey No./Gat No. 11/1 area 2.11 H.R. and Field Survey No./Gat No. 11/2, area admeasuring about 2.11 H.R. situated at Mauje Nababpur, Tq. Ner & Distt. Yavatmal was converted into Non-Agricultural Purpose by the Sub Divisional Officer Darwha in revenue case No.1/NAP-34/2000-2001 Mauje Nababpur, Tq. Ner & Dist. Yavatmal and passed the order of conversion on dated 30/05/2001. Thereafter layout was prepared and plots were laid out. Out of all these plots, Layout Plot no. 94, is subject matter of this search.
- That, the layout Plot no. 94, area admeasuring about 150.00 sq.mtr., out of Field Survey No./Gat No. 11/2, of Mauje Nababpur, Tq. Ner Dist. Yavatmal, was previously owned and possessed by Mo. Altaf Haji A. Sattar Marchiya by way of registered sale deed dated 25/07/2016, deed no. 976/2016, executed at Sub Registrar Office Ner.
- Thereafter, Mo. Altaf Haji A. Sattar Marchiya sold the layout Plot no. 94, area admeasuring about 150.00 sq.mtr., out of Field Survey No./Gat No. 11/2, of Mauje Nababpur, Tq. Ner Dist. Yavatmal, to Smt. Nilofar Anjum Nyajmunna by way of registered sale deed dated 29/10/2018, vide deed no. 1885/2018, executed at Sub Registrar Office Ner.
- Thereafter Smt. Nilofar Anjum Nyajmunna transferred the Layout Plot no. 94, admeasuring area 150.00 sq. mtr. and construction thereon of house, out of Field Survey No./Gat No. 11/2, of Mauje Nababpur, Tq. Ner Dist. Yavatmal in favour of Smt. Shamim Bano Sheikh Shafik by way of oral gift (as per Muslim Law Hiba) and memorandum of said Hiba (Gift Deed) is executed before the Notary Public Ner on dated 06/07/2023, vide Sr. No. 790/2023.
- Accordingly an entry in respect of above transaction is taken into mutation record and this fact is also evident by 7/12 extract in the name of Smt. Shamim Bano Sheikh Shafik issued by Talathi Nababpur.
- Thereafter, Smt. Shamim Bano Sheikh Shafik mortgaged the above property with Shriram Finance Ltd. Branch at Yavatmal, by way of registered mortgage deed dated 27/05/2025, vide deed no. 1983/2025, executed at Sub Registrar Office Yavatmal. Thus the said property is still mortgage with the said financial institution. Therefore, registered release deed should be obtained.

- Now, Smt. Malubai Kailash Chavhan decided to transfer the Layout Plot no. 94, admeasuring area 150.00 sq. mtr. and construction thereon of house, out of Field Survey No./Gat No. 11/2, of Mauje Nababpur, Tq. Ner Dist. Yavatmal in favour of **Mr. Mohd Sakib Sheikh Shafik**. Therefore, registered gift deed should be obtained.
- That the link in the chain of the title has been properly established. All the transactions have been duly verified from the relevant record of Registrar of documents, Revenue record. I am satisfied & confirmed that the property is heritable and transferable and the transferor has right to transfer. All necessary parties have been joined in the documents and the documents have desired legal effect. Fact and Event Material to title have been satisfactorily proved.

Now **Mr. Sheikh Safik Sheikh Nasir** approached to **HHFL** for loan and ready to create further charge on the above described property.

1. THE PROPERTY WAS ORIGINALLY FOUND IN WHOSENAME? – **Mr. Sheikh Safik Sheikh Nasir**.
2. HOW DID THE SAID PROPERTY DEVOLVE ONTO THE VALID OWNERSHIP OF THE PRESENT OWNER? – **By way of Registered Gift Deed**.
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?– **Tax receipt is required to be obtained**.
5. NON-AGRICULTURAL PROOF. – **N.A. Order & Layout Plan**
6. WHETHER SARFAESI IS APPLICABLE. – **Yes**

PART-IV EVIDENCE OF TITLE OF PROPERTY

TYPE OF DEED ASCERTAINING TITLE	Notarized Hibanama (Gift Deed)
DEED NUMBER	790/2023
DEED DATE	06/07/2023

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	Nil
2.	WHETHER PROPERTY IS AFFECTED BY THE REVENUE OR	No	

	TENANCY OBLIGATION		
3.	IN CASE OF FLAT PURCHASE, WHETHER BUILDER IS A PRIVATE / LIMITED COMPANY?	Not Applicable	
4.	WHETHER UPTO DATE TAX/LAND REVENUE HAS BEEN PAID	Yes	
5.	WHETHER ALL THE TITLE DOCUMENTS FOR LAST 13 YEARS HAS BEEN VERIFIED	No	
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	Not Applicable	
10.	WHETHER PROPERTY HAS BEEN TRANSFERRED/ TO BE TRANSFERRED BY POA HOLDER OF THE ORIGINAL LAND OWNER IN FAVOUR OF THE LOAN APPLICANT	Not Applicable	
11.	WHETHER POA HOLDER OF THE ORIGINAL LAND OWNER HAS/HAD AUTHORITY UNDER POA	Not Applicable	
12.	WHETHER POA RECORDED IN SN11 IS REGISTERED	Not Applicable	
13.	WHETHER THE PROPERTY IS LEASE LAND, IF YES WHAT IS THE TENURE OF THE LEASE AND WHAT IS THE RESIDUAL PERIOD LEFT?	Not Applicable	
14.	WHETHER THE PROPERTY/LAND IS JOINT FAMILY PROPERTY	Not Applicable	
15.	IS THE LAND/PROPERTY/FLAT IS SUBJECT TO ANY SERVATIONS/ ACQUISITIONS/REQUISITIONS.	Not Applicable	
16.	WHETHER PROPERTY BELONGS TO SC/ST (JHARKHAND)	Not Applicable	
17.	WHETHER LAND IS AGRICULTURAL	No	

18.	WHETHER REAL ESTATE REGULATORY AUTHORITY 2016 (RERA) IS APPLICABLE OR NOT?	Not Applicable	
19.	IN CASE OF BALANCE TRANSFER /TAKEOVER CASES, WHETHER ORIGINAL LOD RECEIVED FROM BANK OR NOT?	Not Applicable	
20.	WHETHER SEARCH REPORT / NON-ENCUMBRANCE ARE APPLIED FOR?	Not Applicable	
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)	No	
24.	WHETHER APPROVED MAP / SANCTION MAP HAS BEEN PROVIDED?	Yes	
25.	WHETHER SEARCH REPORT IS OBTAINED AND SUBMITTED? SEARCH REPORT DETAILS SEARCH CONDUCTED YEARS: NAME OF THE ADVOCATE: SEARCH REPORT DATE: EC DETAILS :	Yes	Yes 13 Years (2014 To 2026) Adv. Shweta Mane 05/08/2026 1115327380

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

SR. NO.	DATE	NAME OF THE DOCUMENTS (DETAILS)	WHETHER ORIGINAL / PHOTO COPY
1.	30/05/2001	N.A. Order and Sanctioned layout plan	Photo copy
2.	29/10/2018	Registered sale deed no. 1885/2018 dated 29/10/2018	Original copy
3.	06/07/2023	Notarized Hibanama (Gift Deed) sr. no. 790/2023 dated 06/07/2023	Original copy
4.	25/07/2016	Registered sale deed no. 976/2016 dated 25/07/2016	Original copy
5.	--	Proposed Registered gift deed in favour of Mr. Mohd Sakib Sheikh Shafik	Original copy
6.	--	NOC issued by Shriram Finance Ltd. Branch at Yavatmal	Original copy
7.	--	Reconveyance Deed execute by Shriram Finance Ltd. Branch at Yavatmal	Original copy

8.	Latest	7/12 extract	Digitally signed
9.	Latest	Mutation entry	Digitally signed
10.	--	Tax Receipt	Original copy
11.	--	NOI/Equitable Mortgage	Original copy

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

SR. NO.	DATE	NAME OF THE DOCUMENTS (DETAILS)	WHETHER ORIGINAL / PHOTO COPY
1.			

PART-IX FINAL OPINION

The present applicant/co-applicant **Mr. Mohd Sakib Sheikh Shafik** is having a valid title and possession upon the aforesaid properties and property is fit/~~not 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 Title Deeds through **Equitable 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 **Mr. Mohd Sakib Sheikh Shafik**.

I further certify that, **Mr. Mohd Sakib Sheikh Shafik** would derive a valid, clear and marketable title in the subject property.

Remarks, if any: -

PART-XI DIAGRAMMATIC REPRESENTATION OF THE CHAIN OF TITLE:- Not Applicable

Yours Faithfully
Adv. Shweta Mane
Digitally signed by Adv. Shweta Mane
Date: 2026.09.07 11:58:59 +05'30'
ADV. SHWETA MANE [KAKAD]

YAVATMAL

Encl.: Photocopy of the documents provided.