

Adv Subhash Pandurang Shinde

B.A.L.L.B.G.D.C & A

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Date:- 28/06/2026

File No:-

LEGAL SCRUTINY REPORT

To,
THE MANAGER,
HINDUJA HOUSING FINANCE LTD.(HHFL),
PANDHARPUR BRANCH,
PANDHARPUR

Dear Sir / Madam,

Sub: Legal Scrutiny Report in respect of the file of RAMJAN IQBAL TAMBOLI

Date of Legal Initiation	27/06/2026
Application No.	MH/PND/PNDR/A000001228
Name of Applicant	RAMJAN IQBAL TAMBOLI
Name of Co – Applicant/s	-
Relationship between Applicant and Co – Applicant/s	Reletive
Purpose of Loan	Plot Purchase
Lead amount	1200000/-
The property is found / proposed to be found in whose name?	Balu Tukaram Phule, Dattu Tukaram Phule, Khandu Tukaram Phule, Tulshiram Sadashiv Phule, Suryakant Sadashiv Phule and Chandrakant Sadashiv Phule

PART-I DESCRIPTION AND SCHEDULE OF THE CONCERNEDPROPERTY:

All that piece and parcel of the property bearing of Survey No 49/2/3/P/10
Total area 110.96 sq meters situated at Akluj Tal- Malshiras Dist- Solapur.
Within the local limits of Nagarpanchayat Akluj.

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	AS PER SALE DEED
NORTH	Plot no 9
SOUTH	Survey No 49 paiki old Colony
EAST	9 meters wide Road
WEST	Survey No 49 paiki old Colony

PART-II LIST OF DOCUMENTS SCRUTINSED BY ME

<u>S NO.</u>	<u>DATE</u>	<u>NAME OF THE DOCUMENTS (DETAILS)</u>	<u>WHETHER ORIGINAL / PHOTOCOPY</u>
1	19/06/2024	Index II of Register power of attorney deed no 2659/2024 executed by Balu Tukaram Phule, Dattu Tukaram Phule, Khandu Tukaram Phule, Tulshiram Sadashiv Phule, Suryakant Sadashiv Phule and Chandrakant Sadashiv Phule in favor of Satish Jalindar Rebade and Laxman Chandrakant Phule	Xerox
2	19/07/2021	N.A order No 382/21	Xerox
3	25/05/2026	7/12 extract of Survey No 49/2/3/P/10	Xerox
4	Nil	Building Plan	Xerox
5	02/06/2026	Proposed sale deed Draft executed by Balu Tukaram Phule, Dattu Tukaram Phule, Khandu Tukaram Phule, Tulshiram Sadashiv Phule, Suryakant Sadashiv Phule and Chandrakant Sadashiv Phule in favor of Ramjan Iqbal Tamboli and Tahera Ramjan Tamboli	Xerox
6	Nil	Old 7/12 extract of Survey no 49/2 for year 1989/1989	Xerox
7	Nil	Old 7/12 extract of Survey no 49/3 for year for year 1888/1989	Xerox

PART-III FLOW/CHAIN OF THE TITLE

A) All that piece and parcel of the property bearing of Survey No 49/2 Total area 0 H 40 R, Survey No 49/3 Total area 0 H 15 R situated at Akluj Tal- Malshiras Dist- Solapur Within the local limits of Grampanchayat Akluj Presently the said Property is a owned

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and possessed by Balu Tukaram Phule, Dattu Tukaram Phule, Khandu Tukaram Phule, Tulshiram Sadashiv Phule, Suryakant Sadashiv Phule and Chandrakant Sadashiv Phule.

B) As per old extract of said property Survey No 49/3 Total area 0 H 15 R since 1988 in the name of Tulshiram Sadashiv Phule, Suryakant Sadashiv Phule and Chandrakant Sadashiv Phule.

C) As per old extract of said property Survey No 49/2 Total area 0 H 40 R area since 1988 in the name of Balu Tukaram Phule, Dattu Tukaram Phule, Khandu Tukaram Phule.

D) As per documents said property Survey No 49/2 Total area 0 H 40 R, Survey No 49/3 Total area 0 H 15 R ancestral property of Balu Tukaram Phule, Dattu Tukaram Phule, Khandu Tukaram Phule, Tulshiram Sadashiv Phule, Suryakant Sadashiv Phule and Chandrakant Sadashiv Phule

E) Then in the year 2021 said property Survey No 49/2 Total area 0 H 40 R, Survey No 49/3 Total area 0 H 15 R as per N.A order no 382/2021 dated 19/07/2021 converted as a non agriculture land.

F) Then as per said N.A order said property divided various plots.

G) Then In the year 2024 Balu Tukaram Phule, Dattu Tukaram Phule, Khandu Tukaram Phule, Tulshiram Sadashiv Phule, Suryakant Sadashiv Phule and Chandrakant Sadashiv Phule was executed one power of attorney deed Plot No 1 to 12 Survey No 49/2/3 in favor of Satish Jalindar Revande and Laxman Chandrakant Phule dated 19/06/2024 and its register No 2659/2024.

H) Then as per document present owner Balu Tukaram Phule, Dattu Tukaram Phule, Khandu Tukaram Phule, Tulshiram Sadashiv Phule, Suryakant Sadashiv Phule and Chandrakant Sadashiv Phule name taken into said property 7/12 extract by the competent authority.

I) As per said documents said property Survey no 49/2/3/P/10 area 110.96 sq meters, owned and possessed Present owner Balu Tukaram Phule, Dattu Tukaram Phule, Khandu Tukaram Phule, Tulshiram Sadashiv Phule, Suryakant Sadashiv Phule and Chandrakant Sadashiv Phule.

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J) They are became the sole owner of said property and title of the property is clear and valid.

K) Then in the year 2026 as per proposed sale deed draft Present owner Balu Tukaram Phule, Dattu Tukaram Phule, Khandu Tukaram Phule, Tulshiram Sadashiv Phule, Suryakant Sadashiv Phule and Chandrakant Sadashiv Phule through power of attorney holder Satish Jalindar Revande and Laxman Chandrakant Phule will be execute one sale deed of Survey no 49/2/3/P/10 area 110.96 sq meters of said property in favor of Ramjan Iqbal Tamboli and Tahera Ramjan Tamboli.

1. THE PROPERTY WAS ORIGINALLY FOUND IN WHOSE NAME? Balu Tukaram Phule, Dattu Tukaram Phule, Khandu Tukaram Phule, Tulshiram Sadashiv Phule, Suryakant Sadashiv Phule and Chandrakant Sadashiv Phule in favor of Ramjan Iqbal Tamboli and Tahera Ramjan Tamboli

2. HOW DID THE SAID PROPERTY DEVOLVE ONTO THE VALID OWNERSHIP OF THE PRESENT OWNER? Yes

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?

Yes

5. NON-AGRICULTURAL PROOF:-Yes

6. WHETHER SARFAESI IS APPLICABLE:- Yes

PART-IV EVIDENCE OF TITLE OF PROPERTY

TYPE OF DEED ASCERTAINING TITLE	7/12 Extract
DEED NUMBER	Survey no 49/2/3/P/10
DEED DATE	25/05/2026

PART-V NATURE AND STATUS OF THE PROPERTY

STATUS	Freehold
NATURE	Residential

PART-VI OTHER PROVISIONS:

SR NO.	PARTICULARS	YES/NO	REMARKS, IF NECESSARY
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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 TENANCY OBLIGATION	No	Nil
3.	IN CASE OF FLAT PURCHASE, WHETHER BUILDER IS A PRIVATE / LIMITED COMPANY?	Nil	Nil
4.	WHETHER UPTO DATE TAX/LAND REVENUE HAS BEEN PAID	Yes	Nil
5.	WHETHER ALL THE TITLE DOCUMENTS FOR LAST 13 YEARS HAS BEEN VERIFIED	Yes	Nil
6.	WHETHER REQUIRED DOCUMENTS ARE AVAILABLE FOR CREATING MORTGAGE.	Yes	Nil
7.	WHETHER ALL THE PREVIOUS OWNERS HAD THE RIGHT/COMPETENCY TO TRANSFER OF THE PROPERTY.	Yes	Nil
8.	WHETHER PROPOSED MORTGAGE BY DEPOSIT OF TITLE DOCUMENT (EQUITABLE MORTGAGE) IS POSSIBLE	Yes	Nil
9.	IF THE PROPERTY IS A FLAT/APARTMENT, HOW MANY YEARS INDEPENDENT TITLE IS ENSURED	Nil	Nil
10.	WHETHER PROPERTY HAS BEEN TRANSFERRED/ TO BE TRANSFERRED BY POA HOLDER OF THE ORIGINAL LAND OWNER IN FAVOUR OF THE LOAN APPLICANT	Nil	Nil
11.	WHETHER POA HOLDER OF THE ORIGINAL LAND OWNER HAS/HAD AUTHORITY UNDER POA	Nil	Nil
12.	WHETHER POA RECORDED IN SN11 IS REGISTERED	Nil	Nil
13.	WHETHER THE PROPERTY IS LEASE LAND, IF YES WHAT IS THE TENURE OF THE LEASE AND WHAT IS THE RESIDUAL PERIOD LEFT?	No	Nil
14.	WHETHER THE PROPERTY/LAND IS JOINT FAMILY PROPERTY	No	Nil
15.	IS THE LAND/PROPERTY/FLAT IS SUBJECT TO ANY RESERVATIONS/ACQUISITIONS/REQUISITIONS.	No	Nil

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16.	WHETHER PROPERTY BELONGS TO SC/ST (JHARKHAND)	No	Nil
17.	WHETHER LAND IS AGRICULTURAL	No	Nil
18.	WHETHER REAL ESTATE REGULATORY AUTHORITY 2016 (RERA) IS APPLICABLE OR NOT?	Nil	Nil
19.	IN CASE OF BALANCE TRANSFER / TAKEOVER CASES, WHETHER ORIGINAL LOD RECEIVED FROM BANK OR NOT?	Nil	Nil
20.	WHETHER SEARCH REPORT / NON-ENCUMBRANCE ARE APPLIED FOR?	Yes	Nil
21.	WHETHER PROVISIONS OF URBAN LAND CEILING ACT ARE APPLICABLE?	No	Nil
22.	WHETHER THE LAND IS CATEGORIZED UNDER THE CNT ACT?	No	Nil
23.	WHETHER THE LAND IS CATEGORIZED UNDER THE SANTHAL PARGANA ACT? (STATE SPECIFIC)	No	Nil
24.	WHETHER APPROVED MAP / SANCTION MAP HAS BEEN PROVIDED?	Nil	Nil

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>
1	19/06/2024	Register power of attorney deed no 2659/2024 executed by Balu Tukaram Phule, Dattu Tukaram Phule, Khandu Tukaram Phule, Tulshiram Sadashiv Phule, Suryakant Sadashiv Phule and Chandrakant Sadashiv Phule in favor of Satish Jalindar Rebade and Laxman Chandrakant Phule	Photocopy
2	19/07/2021	N.A order No 382/21	Photocopy
3	25/05/2026	7/12 extract of Survey No 49/2/3/P/10	Original

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4	Nil	Building Plan	Original
5	Nil	Proposed sale deed Draft executed by Balu Tukaram Phule, Dattu Tukaram Phule, Khandu Tukaram Phule, Tulshiram Sadashiv Phule, Suryakant Sadashiv Phule and Chandrakant Sadashiv Phule in favor of Ramjan Iqbal Tamboli and Tahera Ramjan Tamboli	Original

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>
1	Nil	Register mortgage deed with index II and receipt executed by Ramjan Iqbal Tamboli and Tahera Ramjan Tamboli in favor of Hinduja Housing finance Ltd	Original
2	Nil	Register sale deed executed by Balu Tukaram Phule, Dattu Tukaram Phule, Khandu Tukaram Phule, Tulshiram Sadashiv Phule, Suryakant Sadashiv Phule and Chandrakant Sadashiv Phule in favor of Ramjan Iqbal Tamboli and Tahera Ramjan Tamboli	Original

PART-IX

FINAL OPINION

I have examined the related documents in respect of subject property i.e. All that piece and parcel of the property bearing of Survey no 49/2/3/P/10 area 110.96 sq meters situated at Akluj Tal- Malshiras Dist- Solapur. which shows name of **Balu Tukaram Phule, Dattu Tukaram Phule, Khandu Tukaram Phule, Tulshiram Sadashiv Phule, Suryakant Sadashiv Phule and Chandrakant Sadashiv Phule** is having an absolute, clear and marketable title over the subject property. They are acquire valid title of the said property and valid evidence of right, title and interest which will satisfy the requirements

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of creation of register Mortgage.

PART-X

CERTIFICATE

1) I further certify that, I have taken online search for the period of last 13 years i.e. 2014 to 2026 in the office of Sub Registrar, Malshiras on 28/06/2026 vide E-search online receipt no. 1115209073/2026.

2) I hereby certify the genuineness of the scrutiny of records related to Title Deeds as well as online search taken by me. (This report is subject to documents provided to me 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.

Remarks, if any: -Nil.

PART-XI

DIAGRAMMATIC REPRESENTATION OF THE CHAIN OF TITLE

N.A.

Yours Faithfully,

Adv Subhash Pandurang Shinde

Encl.: Online Search receipt

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SHINDE

Digitally signed
by SUBHASH
PANDURANG
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