



Adv. Sushama Pradeep Padole

B.Sc, LL.B.

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Legal Advisor

* Bank of India

* Bank of Baroda

* LIC of India

* Buldhana Urban Co-op.

Credit Society Ltd. Branch Latur

Date: 23.09.2026

SEARCH REPORT

To,
Credit Manager,
ICICI HOME FINANCE CO. LTD.
Br. Latur,
APP. ID. No.77000351645
Type of Case: **Regular Lap Top Up**

Dear Sir/Madam,
Legal Scrutiny Report in respect of the file of **Ubaid Mubeen Hashmi Sayed**

PART I: PROPERTY DETAILS:

1: NAME OF THE APPLICANT/ BORROWERS : Ubaid Mubeen Hashmi Sayed

2: NAME OF THE CO-APPLICANT/SBORROWER/S : Sayeda Mariya Butul Hashmi

3: TYPE OF LOAN : Regular Lap Top Up

4: NAME OF THE PROPERTY OWNER/S : Sayed Ubaid Sayed Mubeen Hashmi

5: DESCRIPTION OF THE PROPERTY: (with Boundaries):

All pieces and parcels of property of M.C.H. No. 2-3-348, (New No. 2-3-379), adm. length east west 34 Ft. and width south north 38 Ft., total adm. 1292 Sq. Ft. (120.07 Sqm.), built-up area 59.47 Sqm., situated near Church Road of village Udgir, Tq. Udgir, Dist. Latur. The said Plot bounded as under-

East :- 4 Ft. lane
West :- House belongs to Khadari
South :- Church Road
North :- House belongs to Anjum Khadari

6: Nature/Status of the Property : Residential

7: Type of Property : Freehold

PART II: LIST OF DOCUMENTS SUBMITTED BEFORE MEJUS FOR SCRUTINY AND LEGAL OPINION

1. Copy of Reg. sale deed no. 1375/2018 dt. 14.03.2018, executed by Sultana Kalim Chowdhari, Salim Kalim Chowdhari, Imran Kalim Chowdhari, Juned Kalim Chowdhari, Aslam Kalim, Juber Kalim Chowdhari, Yusuf Kalim Chowdhari, Jahir Mahammad Chowdhari, Mahammad Sufiyan Chowdhari, (U/G Sultana Bhr. Kalim Chowdhari), Asiya Kalim Chowdhari, Wasima Kalim Chowdhari, Najiya Kalim Chowdhari, Saba Kalim Chowdhari, Musa Kalim Chowdhari, Mustafa Kalim Chowdhari in favour of Sayyad Ubed Sayyad Mubin Hashmi in respect of the

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MCH. No. 2-3-348, (New No. 2-3-379), adm. East west 34 Ft., south north 38 Ft., total adm. 1292 Sq. Ft. (120.07 Sqm.), of Udgir Tq. Udgir Dist. Latur.

2. Sale deed vide its daybook No.2149/1984 dt.03.8.1984
3. Tax assessment register (8A) of MCH No.2-3-348 (old) 2-3-379(New) Issued by GPH Saigon
4. Gavthan certificate issued by M C Udgir dt.25.4.2018
5. Tax receipt No.02 issued by M C Udgir dt.13.4.2018
6. Transfer letter in favour of Dr. Sayyed Ubed Sayyed Mubin Hashmi issued by MC Udgir dt. 22.10.2024

1) **PART III: FLOW OF TITLE OF PROPERTY (HISTORY OF TITLE)**

- A) That, I have verified and scrutinized and Goan through the revenue and sub registrar record of old MCH. No. 2-3- 348 (New MCH. No. – 2-3-279) of village Udgir Tq. Udgir, Dist. Latur.
- B) Originally Sayyad Yusuf Khadari Sayyad Abdul Rehman Khadari owned MCH. No. 2-3- 348 (New MCH. No. – 2-3-279). In the year 1984 through reg. sale deed no. 2195/1984 dt. 03.08.1984 Sayyad Yusuf Khadari Sayyad Abdul Rahman Khadari sold said municipal house M.C.H. No. 2-3-348, (New No. 2-3-379), adm. length east west 34 Ft. and width south north 38 Ft., total adm. 1292 Sq. Ft. (120.07 Sqm.), built-up area 59.47 Sqm., situated near Church Road of village Udgir, to Mohammad Kalimoddin Mohamad Pashasaheb.
- C) On the basis of sale deed Mohammad Kalimoddin Mohamad Pashasaheb mutated his name at municipal record. He has been died on 02.12.2008 living behind his legal heirs Sultana Kalim Chowdhari, Salim Kalim Chowdhari, Imran Kalim Chowdhari, Juned Kalim Chowdhari, Aslam Kalim, Juber Kalim Chowdhari, Yusuf Kalim Chowdhari, Jahir Mahammad Chowdhari, Mahammad Sufiyan Chowdhari, U/G Sultana Kalim Chowdhari, Asiya Kalim Chowdhari, Wasima Kalim Chowdhari, Najiya Kalim Chowdhari, Saba Kalim Chowdhari, Musa Kalim Chowdhari, and Mustafa Kalim Chowdhari.
- D) That, thereafter Yusuf Kalim Chowdhari, Zahir Mahammad Kalim Chowdhari, and Mahammad Sufiyan Kalim Chowdhari through their natural Guardian mother Sultana Kalim Chowdhari obtained the sell permission of minor's property from District court Udgir in Civil M.A. No.04/2018 dt.09.02.2018.
- E) Thereafter through, reg. sale deed no. 1375/2018 dt.14.03.2018, Sultana Kalim Chowdhari, Salim Kalim Chowdhari, Imanan Kalim Chowdhari, Juned Kalim Chowdhari, Aslam Kalim, Juber Kalim Chowdhari, Yusuf Kalim Chowdhari, Jahir Mahammad Chowdhari, Mahammad Sufiyan Chowdhari, U/G Sultana Kalim Chowdhari, Asiya Kalim Chowdhari, Wasima Kalim Chowdhari, Najiya Kalim Chowdhari, Saba Kalim Chowdhari, Musa Kalim Chowdhari, Mustafa Kalim Chowdhari sold said old MCH. No. 2-3- 348 (New MCH. No. - 2-3-279) , adm. east west 34 Ft. And south north 38 Ft. total adm. 1292 Sq. Ft. (120.07 Sqm.), built-up area 59.47 Sqm. of village Udgir to Dr. Sayyad Ubed Sayyad Mubin Hashmi.
- F) That, on the basis of said sale deed the name of Mohammad Kalimoddin Mohammad Pashasaheb mutated in record municipal as owner and possessor of the said plot.
- G) Under search I found that, Dr. Sayyad Ubed Sayyad Mubeen Hashmi availed loan of Rs.70,00,000 and mortgaged ICICI HFC Br. Latur.

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H) On perusal of revenue, Municipal and sub registrar record it appears Mohammad Naimoddin Mallik is absolute owner of said property, **subject to charge of ICICI HFC, Ltd Br. Latur.**

Opinion

That, on the basis of search at IGR, and title and possession of property described above belongs to Dr. Sayyad Ubed Sayyad Mubin Hashmi has clear and marketable title, except the charge of ICICI HFC Ltd Br. Latur.

Remarks- If Any – No

Yours Faithfully,

Place-Latur

Adv. Sushama P. Padole
Latur

Challan No. MH010684105202627P,
Dated. 23.09.2026

MH010684105202627P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
23 Sep 2026	Receipt	Receipt no.: 1115483573
	Name of the Applicant :	Sushama Pradeep Padole
	Details of property of which document has to be searched :	Dist :Latur Village :Udgir S.No/CTS No/G.No. : 379
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH010684105202627P		
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 '.		

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CHALLAN
MTR Form Number-6



GRN MH010684105202627P	BARCODE	Date 23/09/2026-12:02:36	Form ID
Department Inspector General Of Registration		Payer Details	
Search Fee		TAX ID / TAN (If Any)	
Type of Payment Other Items		PAN No.(If Applicable)	
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN		Full Name Sushama Pradeep Padole	
Location PUNE			
Year 2026-2027 One Time		Flat/Block No.	
Account Head Details		Premises/Building	
Amount In Rs.		Road/Street	
0030072201 SEARCH FEE 325.00			
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
Total 325.00		Amount In Words Three Hundred Twenty Five Rupees Only	
Payment Details SBIEPAY PAYMENT GATEWAY		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 10000502026092302056 1959278099019
Cheque/DD No.		Bank Date	RBI Date 23/09/2026-12:04:28 Not Verified with RBI
Name of Bank		Bank-Branch	SBIEPAY PAYMENT GATEWAY
Name of Branch		Scroll No. , Date	Not Verified with Scroll



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