

Adv Ranjeet N. Shinde

Office Add. Ho.no.4213/B , Kadbe Galli, Pandharpur Dist. Solapur

Mo.no.9975141252 email. – rns1545@gmail.com

File no.04/July/2026

Dt. 17/07/2026

LEGAL SCRUTINY REPORT**Date – 17/07/2026****Dear Sir/Madam ,****Sub-** Legal Scrutiny Report in respect of the file of

Date of Legal Initiation	17/07/2026
Application no.	MH/SLP/SLPR/0000001952
Name of Applicant	Siddheshwar Vilas Bhosle
Name of Co-Applciant	Sonali Siddheshwar Bhosle
Relationship between applicant and co-applicants	
Purpose of loan	Purchase New
Lead amount	15,00,000/-
The property is found /proposed to be found in whose name?	Found in the name of Sharda Sakharam Jadhav and proposed to Siddeshwar V Bhosle & Sonali S. Bhosle

PART-I DESCRIPTION AND SCHEDULE OF THE CONCNERED PROPERTY

All that piece and parcel of the N.A.plot property bearing Gat no. 69/2/B/45 area 173.43 sq mtr. out of only eastern side 86.71 sq mtr. Which is situated at village Takli Tal. Pandahrpur Dist Solapur

AS PER FOUR BOUNDARY CERTIFICATE	
EAST	Plot no.44
SOUTH	Gat no. 69/2/A
WEST	Plot no.46
NORTH	12 Mtr road

PART-II LIST OF DOCUMENTS SCRUTINSED BY ME

S.NO.	DATE	NAME OF THE DOCUMENTS (DETAIL)	WHETHER ORIGINAL/P HOTOCOPY
1	19/06/2026	7/12 extract of Gat no.69/2/B/45 at village Takli Tal.Pandharpur Dist. Solapur	Copy
2	11/01/2023	Sale-deed dt. 11/01/2023 doc sr no.203. Which is executed by Hanumant R Khilare in favor of Sharda Sakharam Jadhav	Copy
3	12/12/2024	Agreement to sale dt. 12/12/2024 doc sr no. 6907/2024. Which is executed by Sharda S. Jadhav POA Sakharam V Jadhav in favor of Sonali S Bhosle & Siddeshwar V Bhosle	Copy

PART-III FLOW/CHAIN OF TITLE

(A) All that piece and parcel of the N.A.plot property bearing Gat no. 69/2/B/45 area 173.43 sq mtr. Which is situated at village Takli Tal. Pandahrpur Dist Solapur

(B) It is seen from year wise extract of above mentioned plot property since 2006 to till the year 2012 is that, That the an above mentioned entire plot property. Which was originally owned and in possession of Hanumant Raghunath Khilare since before 2006 to till the year 2023. Ie since before 2014 .

(C) In the year 2023, Above owner Hanumant Raghunath Khilare sold his above mentioned plot property ie. Gat no. 69/2/B/45 area 173.43 sq mtr. to present property holder Sharda Sakharam Jadhav by way of reg.sale-deed dt. 11/01/2023 doc sr no.203/2023

(D)As per the above sale transaction , name of the Sharda Sakharam Jadhav clearly and exclusively shown in owners column of Gat no. 69/2/B/45 area 173.43 sq mtr.

(E) In the year 2024, Present property holder Sharda Sakharam Jadhav through POA Sakharam Vithoba Jadhav executed agreement of sale of above mentioned plot property i.e Gat no. 69/2/B/45 area 173.43 sq mtr. out of only eastern side 86.71 sq mtr. to present demanding borrower Sonali Siddheshwar Bhosle & Siddheshwar Vilas Bhosle by way of reg. agreement of sale dt. 12/12/2024 doc sr no. 6907/2024

(F) Present property holder and present demanding borrower intended to execute correction deed regarding mismatch of area and etc. to ATS dt. 12/12/2024 doc sr no. 6907/2024. So I calling correction deed to ATS dt. 12/12/2024 doc sr no. 6924

1.THE PROPERTY WAS ORIGINALLY FOUND IN WHOSE NAME ?

- Sharda Sakharam Bhosle

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

5 NON-AGRICULTURAL PROFF

-Yes

6 WHTHER SARFAESI IS APPLICABLE

-Yes

PART-IV EVIDENCE OF TITLE OF PROPERTY

TYPE OF DEED ASCENTINGING TITLE	Agreement of sale
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DEED NUMBER	6907
DEED DATE	12/12/2024

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 BE GIVEN AS SECURITY IS SUBJECT TO ANY MINORS CALIM /SHARE	NO	
2	WHETHER PROPERTY IS AFFECTED BY THE REVENUE OR TENANCY OBLIGATION	NO	
3	IN CASE OF FLAT PURCHASE , WHETHER BUILDER IS A PRIVATE/LIMITED COMPANY ?	NO	
4	WHETHER UP TO DATE TAX/LAND REVENUE HAS BEEN PAID	YES	
5	WHETHER ALL THE TITLE DOCUMENTS FOR LAST 13 YEARS HAS BEEN VERIFIED	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	YES	
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 /ACQUISACTION	NO	
16	WHETHER PROPERTY BELONG TO SC/ST 9 (JHARKHAND)	NO	
17	WHETHER LAND IS AGRICULTURAL	NO	
18	WHETHER REAL EASTET REGULATORY AUTHORITY 2016(RERA) IS APPLICABLE /OR NOT ?	NO	

19	IN CASE OF BLANCE 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 URBVAN 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 Gat no.69/2/B/45 at village Takli Tal.Pandharpur Dist. Solapur	Certified
2	11/01/2023	Sale-deed dt. 11/01/2023 doc sr no.203. Which is executed by Hanumant R Khilare in favor of Sharda Sakharam Jadhav	Copy
3	12/12/2024	Agreement to sale dt. 12/12/2024 doc sr no. 6907/2024. Which is executed by Sharda S. Jadhav POA Sakharam V Jadhav in favor of Sonali S Bhosle & Siddeshwar V Bhosle	Original
4	Proposed	Correction deed to Agreement of sale dt. 12/12/2024 doc sr no.6907/2024	Original
5	Proposed	Title Mutation entry no.13232 in favor of Hanumant Raghunath Khilare	Copy
6	Proposed	Seller NOC	Original
7	Proposed	NOI in favor of Hinduja Housing finance ltd	Original

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

S.NO.	DATE	NAME OF THE DOCUMENTS (DETAIL)	WHETHER ORIGINAL /PHOTOCOPY
1	Proposed	Sale-deed Which is executed by Sharda S Jadhav in fvaor of Sonali S Bhosle & Siddheshwar V. Bhosle	Original

PART-IX FINAL OPINION

I have examined the related documents in respect of subject property ie. All that piece and parcel of the N.A.plot property bearing Gat no. 69/2/B/45 area 173.43 sq mtr. out of only eastern side 86.71 sq mtr. Which is situated at village Takli Tal. Pandharpur Dist Solapur .Which shown name of **Sharda Sakharam Jadhav POA Sakharam Vithoba Jadhav** are having absolute , clear and marketable title over the subject property . **Sonali Siddheshwar Bhosle & Siddheshwar Vilas Bhosle** 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 ,Pandharpur on 17/07/2026 vide E-search online receipt no. 1115265225

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: 2026.07.18 13:25:46
+05'30'

ADV RANJEET N SHINDE

Encl: