

Adv. Amey Deepak Dhavale

Advocate & Notary (Govt. of India)

Mob. No. +91 – 7507085855 / **e-mail id** – amey.dhavale@gmail.com

Office – Office No. 6, 1st Floor, Diwan Tower, CTS No. 416/B, B Ward, Opp. Nootan Marathi Vidyalyaya, Mirajkar Tikti Area, Kolhapur – 416012, Maharashtra.

Ref. – 26/HHFL/LSR/KOP/SEP/-

Date – 18/09/2026

LEGAL SCRUTINY REPORT

Dear Sir / Madam,

Subject :- Legal Scrutiny Report in respect of the file of Mrs. Parvati Bhimaji Waghmare and Mr. Bhimaji Mallappa Waghmare.

Date of Legal Initiation	18/09/2026.
Application No.	MH/KLP/KLPR/A000003912.
Name of Applicant	Mrs. Parvati Bhimaji Waghmare.
Name of Co – Applicant/s	Mr. Bhimaji Mallappa Waghmare.
Relationship between Applicant and Co–Applicant/s	Wife – Husband.
Purpose of Loan	HL (Top-up).
Lead amount	
The property is found / proposed to be found in whose name?	Mr. Bhimaji Mallappa Waghmare.

PART-I : DESCRIPTION AND SCHEDULE OF THE CONCERNED PROPERTY :-

All that piece and parcel of a southern side vacant portion of non-agricultural (industrial use) land admeasuring 111.52 Sq. Mtrs. (1200.00 Sq. Ft.), area admeasuring 111.00 Sq. Mtrs. (H. 00-01.11 Are) as per the online 7/12 extract, out of Plot No. 7 totally admeasuring 223.00 Sq. Mtrs. (2400.00 Sq. Ft.), having Grampanchayat Milkat (GPM) No. 679 for the year 2024 – 2025, out of Bhumapan Gat No. 633 (old Bhumapan Gat No. 833), totally admeasuring H. 01-53.00 Are, assessed at Rs. 04-00 Ps., situated within the local limits of Grampanchayat Tardal, at village Tardal, Tal. Hatkanangale, Dist. Kolhapur and said portion of land is bounded by –

Boundaries As Per the Registered Title Deed	
North	By Remaining part of Plot No. 7.
South	By Plot No. 5.
East	By 20 Ft. wide Road.
West	By Bhumapan Gat No. 634.

(The description of the property mentioned above is incorporated from the documents produced before me and mentioned below in detail at Part – II.)

PART-II : LIST OF DOCUMENTS SCRUTINISED BY ME :-

Sr. No.	Date	Name Of The Documents (Details)	Whether Original / Photocopy
(1)	18/09/2026	7/12 extract in respect of Bhumapan Gat No. 633, situated at village Tardal, Tal. Hatkanangale, Dist. Kolhapur perused online on the official portal of the concerned Department under the 'View Only Module'.	Online Record
(2)	24/02/2025	7/12 extract in respect of Bhumapan Gat No. 633, situated at village Tardal, Tal. Hatkanangale, Dist. Kolhapur.	Photostat Copy of Original Extract
(3)	04/04/2025	Title Search Report issued by me in respect of the aforesaid property.	Photostat Copy
(4)	18/09/2026	Index-II record in respect of the property under search, for the years 2014 to 2026 (13 years), maintained with the concerned Sub-Registrar's Offices and made available online on the official portal of the said department, perused while e-search.	---

PART-III : FLOW / CHAIN OF THE TITLE :-

From the perusal of the documents produced before me and the e-search made of the Index-II record for the last 13 years, it appears that, prior to the year 1981, an agricultural use land bearing Bhumpan Gat No. 833 totally admeasuring H. 01-53.00 Are, assessed at Rs. 04-00 Ps., situated within the local limits of Grampanchayat Tardal, at village Tardal, Tal. Hatkanangale, Dist. Kolhapur was owned and possessed by Mr. Kalagonda Dhulgona Patil and others.

On the request of the said land-owners, the District Collector, Kolhapur, vide its Order bearing No. *RB – LNA – SR – 81* and No. *DESK – REV – III – CR – C- 1550* dated 20/01/1981, permitted to use the said land at Bhumapan Gat No. 833 from agricultural use into non-agricultural (industrial) use for cotton industry development in the vicinity.

It appears from the record that, as a result of the sub-division of a revenue village 'Tardal' and introduction of a new revenue village 'Khotwadi', the survey number of said Bhumpan Gat No. 833 of village Tardal has been converted into Bhumapan Gat No. 633 of village Tardal.

It is further observed that, prior to the year 2002, a non-agricultural use Plot No. 7 admeasuring 223.00 Sq. Mtrs. (2400.00 Sq. Ft.) situated in the said Bhumapan Gat No. 633, along with some other immovable properties were owned and possessed by Mr. Dwarkadas Tarachand Bohra, Mr. Narayan Dwarkadas Bohra, Mr. Shrihari Dwarkadas Bohra and Mrs. Chandrakanta Dwarkadas Bohra jointly.

As a result of a Partition Deed dated 04/01/2003 which is registered on the same day at Doc. Reg. No. IKJ/41/2003 executed by and between said Mr. Dwarkadas Tarachand Bohra, Mr. Narayan Dwarkadas Bohra, Mr. Shrihari Dwarkadas Bohra and Mrs. Chandrakanta Dwarkadas Bohra, the aforesaid vacant Plot No. 7 out of Bhumapan Gat No. 633 was transferred in the sole name of and Mrs. Chandrakanta Dwarkadas Bohra along with some other immovable properties. Accordingly, the revenue authorities mutated the name of said and Mrs. Chandrakanta Dwarkadas Bohra to the 7/12 extract in respect of the said property.

Thereafter, Mrs. Chandrakanta Dwarkadas Bohra sold said entire vacant Plot No. 7, along with the adjacent Plot No. 5, to Mr. Santosh Baburao Nikam and Mrs. Smita Santosh Nikam, for a valuable consideration of Rs.4,25,000/- (In Words Rupees Four Lakh Twenty Five Thousand only), by a Sale Deed dated 05/04/2011 which is registered on 07/04/2011 at Doc. Reg. No. IKJ/2238/2011. Accordingly, by virtue of said registered Sale Deed, said Mr. Santosh Baburao Nikam and Mrs. Smita Santosh Nikam became the joint owners and possessors of said vacant Plot Nos. 5 and 7 and their names were mutated to the 7/12 extract in respect of the said Bhumapan Gat No. 633 by a Mutation Entry No. 34928.

It is further observed that, due to the demise of said Smita Santosh Nikam, said properties viz. Plot Nos. 5 and 7 devolved upon her legal heirs viz. her two sons namely – Mr. Shubham Santosh Nikam and Mr. Om Santosh Nikam by way of succession as per the Hindu law. Accordingly, the revenue authorities deleted the name of said deceased Smita Santosh Nikam and mutated the names of said Mr. Shubham Santosh Nikam and Mr. Om Santosh Nikam to the 7/12 extract in respect of said Bhumapan Gat No. 633 by a Mutation Entry No. 35484.

Thereafter, said Mr. Santosh Baburao Nikam, Mr. Shubham Santosh Nikam and Mr. Om Santosh Nikam have sold a southern side vacant portion of

land admeasuring 111.52 Sq. Mtrs. (1200.00 Sq. Ft.) out of said Plot No. 7 totally admeasuring 223.00 Sq. Mtrs. (2400.00 Sq. Ft.) to Mr. Bhimaji Mallappa Waghmare, for a valuable consideration of Rs.2,25,000/- (In Words Rupees Two Lakh Twenty Five Thousand only), by a Sale Deed dated 27/12/2024 which is registered on the same day at Doc. Reg. No. IKJ/5557/2024. Accordingly, by virtue of said registered Sale Deed, said Mr. Bhimaji Mallappa Waghmare has become the sole and exclusive owner and possessor of said southern side portion of land out of Plot No. 7 and the revenue authorities have mutated the name of said Mr. Bhimaji Mallappa Waghmare to the 7/12 extract in respect of said Bhumapan Gat No. 633 to the extent of his said area by a Mutation Entry No. 39325.

It appears that, on the request of the said land-owner viz. Mr. Bhimaji Mallappa Waghmare, Grampanchayat Tardal has assessed the said vacant land for property tax collection purpose and has numbered the said property as Grampanchayat Milkat (GPM) No. 679 for its record of year 2024 – 2025.

Thus, presently, the above mentioned immovable property is owned and possessed by Mr. Bhimaji Mallappa Waghmare solely and exclusively as his self-acquired property.

During my e-search of the Index-II record in respect of the aforesaid immovable property for the years 2014 to 2026 (13 years) maintained with the concerned Sub-Registrar's Offices and made available online on the official portal of the said department, in addition to the aforesaid registered Sale Deed No. IKJ/5557/2024, I have also found a loan charge of your company viz. Hinduja Housing Finance Ltd., Kolhapur Branch, to the tune of Rs.11,00,000/- (In Words Rupees Eleven Lakh only), availed by Mr. Bhimaji Mallappa Waghmare & Mrs. Parvati Bhimaji Waghmare against the mortgage security of the aforesaid property, by creation of an Equitable Mortgage by Deposit of Title Deed on 09/06/2025, in respect of which a Notice of Intimation is e-filed with the office of the Sub-Registrar, Ichalkaranji, Tal. Hatkanangale, Dist. Kolhapur on 10/06/2025 at e-Filing No. IKJ/328/2025. Except the said two entries, I have not come across any other registered entry pertaining to the said immovable property for the aforesaid period.

I have issued this report on the basis of documents produced before me and the Index-II record made available to me at the relevant time of said e-search. There is no any mechanism or way to ascertain as to whether the entire record of Index-II is made available or not in respect of period covered under search.

As per the aforesaid N. A. Order of District Collector, Kolhapur, the land of Bhumapan Gat No. 633 (erstwhile Gat No. 833) has been permitted to be used for non-agricultural viz. industrial use. However, there is no any document / order issued by the competent revenue authority on record which can show / prove the authenticity of the change of the user of said land from industrial use into residential use.

As per the earlier instructions of the HHFL officials, I have issued a Title Search Report in respect of the aforesaid immovable property on 04/04/2025 for Loan Application No. MH / KLP / KLPR / A000002792; and as per the further instructions of the HHFL officials, I am issuing this fresh Report today.

As the latest 7/12 extract in respect of the aforesaid property is not produced before me for perusal, I have issued this Report on the basis of the 7/12 extract perused by me on the official portal of the concerned Department under the 'View Only Module'.

The property under search i.e. Bhumpaen Gat No. 633 is an *Occupant Class – II* property. As per the prevailing law, there is no any hurdle for creation of the mortgage charge upon such *Occupant Class – II* property. However, at the time of auction of said property under the SARFAESI provisions by way of Sale, it is necessary to get converted the tenure or classification of the said property into *Occupants Class – I* by paying the *Nazarana* amount, Conversion tax and other governmental outgoings. Therefore, it is suggested to get converted the said classification of the aforesaid land property from the *Occupants Class – II* to the *Occupants Class – I* at the cost and instance of the present owner.

1	The property was originally found in whose name?	Originally, the property was in the names of Mr. Kalagonda Dhulgona Patil and others.
2	How did the said property devolve onto the valid ownership of the present owner?	By way of a registered Sale 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?	No any such record has been produced before me.
5	Non-agricultural proof?	Copy of N. A. Order is on record.

6	Whether SARFAESI Act, 2002 is applicable?	Yes.
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PART-IV : EVIDENCE OF TITLE OF PROPERTY :-

Type of Deed ascertaining title	Sale Deed.
Deed Number	IKJ/5557/2024.
Deed Date	27/12/2024.

PART-V : NATURE AND STATUS OF THE PROPERTY :-

Status	<i>Occupant Class – II</i> (Restricted Use).
Nature	Residential use.

PART-VI : OTHER PROVISIONS :-

Sr. No.	Particulars	Yes / No	Remarks if any
1	Whether property to be given as security is subject to any minor's claim / 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?	Not Applicable.	---
4	Whether up to date tax / land revenue has been paid?	No Comments.	---
5	Whether all the title documents for last 13 years have been verified?	No.	---
6	Whether required documents are available for creating mortgage?	Partly 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?	No.	---

11	Whether POA holder of the original land owner has / had authority under POA?	Not applicable.	---
12	Whether POA recorded in Sr. No. 11 is registered?	No comments.	---
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 reservations / acquisitions / requisitions?	Not observed.	---
16	Whether property belongs to SC / ST (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 balance transfer / takeover cases, whether original LOD received from bank or not?	Not applicable.	---
20	Whether search report / non-encumbrance are applied for?	Index-II e-Search for the last 13 years is made.	
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?	No.	---

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

Sr. No.	Date	Name of the Document (Details)	Whether Original / Photocopy
(1)	---	Latest 7/12 extract in respect of Bhumapan Gat No. 633, situated at village Tardal, Tal. Hatkanangale, Dist. Kolhapur.	Photostat Copy
(2)	---	List of Documents (LOD) issued by the Hinduja Housing Finance Ltd. in respect of the loan availed by Mrs. Parvati Bhimaji Waghmare and Mr. Bhimaji Mallappa Waghmare against the mortgage security of the aforesaid property.	Original / Photostat Copy / Computer Print
(3)	---	NOC of Class-II property of the aforesaid property for the Gat No. 633, Plot No. 7 issued by competent authority	Photostat Copy
(4)	---	MODT for Loan Agreement executed by Mrs. Parvati Bhimaji Waghmare and Mr. Bhimaji Mallappa Waghmare in favour of the HHFL	Original
	AND		
	---	Equitable Mortgage (NOI) created by Mrs. Parvati Bhimaji Waghmare and Mr. Bhimaji Mallappa Waghmare in respect of the aforesaid property in favour of the HHFL.	Original

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

PART-IX : FINAL OPINION :-

On the basis of the documents produced on record and on the basis of the outcome of the e-Search of the Index-II record for the last 13 years, I, Amey Deepak Dhavale, Advocate, do hereby opine that –

- (a) Presently, a southern side vacant portion of non-agricultural (industrial use) land admeasuring 111.52 Sq. Mtrs. (1200.00 Sq. Ft.), area admeasuring 111.00 Sq. Mtrs. (H. 00-01.11 Are) as per the online 7/12 extract, out of Plot No. 7 totally admeasuring 223.00 Sq. Mtrs. (2400.00 Sq. Ft.), having Grampanchayat Milkat (GPM) No. 679 for the year 2024 – 2025, out of Bhumapan Gat No. 633 (old Bhumapan Gat No. 833), totally admeasuring H. 01-53.00 Are, assessed at Rs. 04-00 Ps., situated within the local limits of Grampanchayat Tardal, at village Tardal, Tal. Hatkanangale, Dist. Kolhapur

is owned and possessed by Mr. Bhimaji Mallappa Waghmare solely and exclusively as his self-acquired property.

- (b) During my e-search of the Index-II record in respect of the aforesaid immovable property for the years 2013 to 2025 (13 years) maintained with the concerned Sub-Registrar's Offices and made available online on the official portal of the said department, I have not come across any adverse registered entry pertaining to the said immovable property.
- (c) Subject to the existing loan charge of your Company's Kolhapur Branch to the tune of Rs.11,00,000/- (In Words Eleven Lakh only), the said present owner is having a clean, clear, valid and marketable title to the aforesaid immovable property; and the said property is fit for creation of an Supplementary Equitable Mortgage.
- (d) The provisions of the SARFAESI Act, 2002 and the Rules made there under are applicable to the aforesaid immovable property; and if a loan charge of HHFL is created upon the said property as per the prevailing law and registration rules, then the action that may be taken by the HHFL against the said property under the said provisions shall be legal and enforceable at law.

PART-X : CERTIFICATE :-

I have examined the above mentioned related documents in respect of the aforesaid immovable property. In view of the aforesaid documents, information furnished and subject to the findings of the e-Search made of the Index-II record for the last 13 years, I, Amey Deepak Dhavale, Advocate, am of the opinion that, presently, Mr. Bhimaji Mallappa Waghmare is the absolute owner and possessor of the aforesaid immovable property; and, subject to the existing loan charge of your Company's Kolhapur Branch to the tune of Rs.11,00,000/- (In Words Eleven Lakh only), he is having a clean, clear, valid and marketable title to the said immovable property.

Remarks, if any: - Nil.

PART-XI : DIAGRAMMATIC REPRESENTATION OF THE CHAIN OF TITLE :- Not applicable.

Yours Faithfully,

**Amey
Deepak
Dhavale**

Digitally signed
by Amey Deepak
Dhavale
Date: 2026.09.18
17:11:17 +05'30'

Amey D. Dhavale, Advocate

Encl. : Photocopies of the documents provided.

Index-II e-Search Fee paid on 18/09/2026 vide e-Receipt No. 1115468519.

MH01 0427609202627U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
18 Sep 2026	Receipt	Receipt no.: 1115468519
	Name of the Applicant :	Adv Amey Deepak Dhavale
	Details of property of which document has to be searched :	Dist :Kolhapur Village :Taradal S.No/CTS No/G.No. : 633
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH010427609202627U		
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'.		

4145	सूची T.2	दुधम िनबंधक : इचलकरंजी
18-09-2026		द ^म Tमाक : 41/2003
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m
गावाचे नाव : तारदाळ		
(1) िवलेखाचा णकार	वाटणी- wासबधी सलेख	
(2) मोबदला	\$.488000	
(3) बाजारभाव(भाडेपट्टया ा बाबिततपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	\$. 488000	
(4) भू-मापन,पोटिह4ा व घरTमाक(अस ास)	पाळिकेचे नाव:इतर वणन :1) पाटा नं. 1 िी ारकादास ताराचंद बोहरा यांचे िंह4ेस िंदलेली िमळकत अ) िंज ा व तु.को ापूर ता.हातकणगले पैकी इचलकरंजी दु.िंन.हहीतील इचलकरंजी येथील िंस.स.नं. 10909/1 ह 23.4 चौ.मी., िंस.स.नं. 10909/2 26.1 चौ.मी. दो5ी िमळून ह 49.5 चौ.मी. ची खुली जागा ब) िंस.स.नं. 10915/1 ह 11.8 चौ.मी., िंस.स.नं. 10915/2 ह 14.2 चौ.मी. िंस.स.नं 10915/3 ह 14.2 चौ.मी िंत5ी िमळून ह 46.4 चौ.मी.खुली जागा 2) पाटा न. 2 िी नारायण ारकादास बोहरा याचे िंह4ेची िमळकत इचलकरंजी येथील िस.स.न. 10909 ह 300.5 चौ.मी. खुली जागा व wातील रहवासी बांधीव ह 1128 चौ.फुट हणजे 104.8 चौ.मी. 3) पाटा न. 3 िी िहरी ारकादास बोहरा याचे िंह4ेची िमळकत इचलकरंजी येथील िंस.स.नं. 10915 ह 356.7 चौ.मी. पैकी 206.7 चौ.मी. 4) पाटा नं. 4 सौ.चं5कांत ारकाराम बोहरा याचे िंह4ेची िमळकत तारदाळ येथील क.ग.न 633 पैकी िंबगरशेती ॉट न.3,5 व 7एकुण ह 7200 चौ.फुट हणजे 669.14 चौ.मी.	
(5) हेंफळ		
(6) आकारणी िंकवा जुडी दे ात असेल ते ा.	-	
(7) द ^म ऐवज कइन देणा-या/िल5न ठेवणा-या पकाराचे नाव िंकवा िंदवाणी यालयाचा 5कुमनामा िंकवा आदेश अस ास,िण्तवािंदचे नाव व पका.	1): नाव:- ारकादास ताराचंद बोहरा (पाटंरी न.१) वय:-58पका:-१४३ िंपन कोड:--पॅन न:- 2): नाव:-नारायण ारकादास बोहरा (पाटंरी न.२) वय:-31पका:-१४३ िंपन कोड:--पॅन न:- 3): नाव:- िहरी ारकादास बोहरा (पाटंरी न.३) वय:-26पका:-१४३ िंपन कोड:--पॅन न:- 4): नाव:-सौ.चं5कांता ारकादास बोहरा (पाटंरी नं.४) वय:-53पका:-१४३ िंपन कोड:--पॅन न:-	
(8) द ^म ऐवज कइन घेणा-या पकाराचे व िंकवा िंदवाणी यालयाचा 5कुमनामा िंकवा आदेश अस ास,िण्तवािंदचे नाव व पका	5): नाव:-----वय:--पका:--िंपन कोड:--पॅन न:-	
(9) द ^म ऐवज कइन िंद ाचा िंदनाक	04/01/2003	
(10) द ^म नोदणी के ाचा िंदनाक	04/01/2003	
(11) अनुTमांक,खंड व पृ	41/2003	
(12) बाजारभावाणमाण मु5ाक शु	16100	
(13) बाजारभावाणमाणे नोदणी शु	4880	
(14) शेर	-	



Only For View Purpose

223845

सूची T.2

दुधम िनबंधक : इचलकरंजी

18-09-2026

दTM Tमाक : 2238/2011

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

नोदणी :

Regn:63m

गावाचे नाव : तारदाळ

(1) िवलेखाचा ँकार	िअभह TM ांतरणप
(2) मोबदला	\$.425000
(3) बाजारभाव(भाडेपट्टया ा बािततपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	\$. 343420
(4) भू-मापन,पोिटह4ा व घरTमाक(अस ास)	पािलकेचे नाव:इतर वणन :िव.T.9) गटनंबर 633 जुना गटनंबर 833 ह हे.आर 1.53 ची जमीन िबगरशेती झालेली असून wापैकी िबनशेती ँाटनंबर 5 ह चौ.फुट 2400 चौ.मी.223.0 ँाटनंबर 7 ह चौ.फुट 2400.00 चौ.मी.223 एकूण ह चौ.फुट 4800 चौ.मी.446.00
(5) ंफळ	
(6) आकारणी िंकवा जुडी दे ात असेल ते ा.	-
(7) द TM ऐवज कइन देणा-या/िल5न ठेवणा-या पकाराचे नाव िंकवा िंदवाणी ायालयाचा 5कुमनामा िंकवा आदेश अस ास,िंतवािंदचे नाव व पका.	1): नाव:-सौ.चंकाता ंदारकादास बोहरा वय:-61पका:--िंपन कोड:--पॅन नं:--
(8) द TM ऐवज कइन घेणा-या पकाराचे व िंकवा िंदवाणी ायालयाचा 5कुमनामा िंकवा आदेश अस ास,िंतवािंदचे नाव व पका	2): नाव:-सतोष बाबूराव िनकम वय:-37पका:--िंपन कोड:--पॅन नं:-- 3): नाव:-सौ.4ीता सतोष िनकम वय:-30पका:--िंपन कोड:--पॅन नं:--
(9) द TM ऐवज कइन िंद ाचा िंदनाक	05/04/2011
(10) द TM नोदणी के ाचा िंदनाक	07/04/2011
(11) अनुTमांक,खंड व पृ	2238/2011
(12) बाजारभावांमाण मु5ाक शु	17000
(13) बाजारभावांमाणे नोदणी शु	4250
(14) शेरा	-



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सूची T.2

दुधम िनबंधक : सह दु. िन.इचलकरंजी

दTM माक : 5557/2024

नोदणी :

Regn:63m

गाव: तारदाळ तालुका: हातगणगले िंज ा: को ापूर

(1) िंवलखाचा णकार	िअभह TM ांतरणपठ
(2) मोबदला	225000
(3) बाजारभाव(भाडेपट्टया ा बाबिततपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	221925
(4) भू-मापन,पोटिह4ा व घरमाक(अस ास)	1) पांिलकेचे नाव: को ापूरइतर वणन :, इतर मांिहती: (मु ांकन िंव. T. 30.1) मौजे तारदाळ येथील गट न 633 पैकी ाँट न 7 मधील िदणकेडील ह 111.52 चौरस मीटर षणजेच ह 1200 चौरस फुट ची खुली जागा िंमळकत. ((GAT NUMBER : 633 ;))
(5) हफळ	0.0111 हे4र . आर
(6) आकारणी िंकवा जुडी दे ात असेल ते ा.	
(7) द TM ऐवज कडन देणा-या िंल5न ठेवणा-या फकाराचे नाव िंकवा िंदवाणी ायालयाचा 5कुमनामा िंकवा आदेश अस ास, िंठतवांिंदचे नाव व पका.	1): नाव:-सतोष बाबुराव िंनकम वय:-50 पका:- ाँट न:-, माळा न:-, इमारतीचे नाव:-, ाँक न:-, रोड न: ीराम िंनवास भोणे माळ इचलकरंजी, महारा , क्राँळ: आपूर. िंपन कोड:-416115 पॅन नं:- 2): नाव:-शुभम सतोष िंनकम वय:-23 पका:- ाँट न:-, माळा न:-, इमारतीचे नाव:-, ाँक न:-, रोड न: ीराम िंनवास भोणे माळ इचलकरंजी, महारा , क्राँळ: आपूर. िंपन कोड:-416115 पॅन नं:- 3): नाव:-ओम सतोष िंनकम वय:-20 पका:- ाँट न:-, माळा न:-, इमारतीचे नाव:-, ाँक न:-, रोड न: ीराम िंनवास भोणे माळ इचलकरंजी, महारा , क्राँळ: आपूर. िंपन कोड:-416115 पॅन नं:-
(8) द TM ऐवज कडन घणा-या फकाराच व िंकवा िंदवाणी ायालयाचा 5कुमनामा िंकवा आदेश अस ास, िंठतवांिंदचे नाव व पका	1): नाव:-िंभमाजी MWा ा वाघमारे वय:-64; पका:- ाँट न:-, माळा न:-, इमारतीचे नाव:-, ाँक न:-, रोड न: वॉटर टँक समोर शहापूर, महारा , क्राँळ: आपूर. िंपन कोड:-416121 पॅन नं:-
(9) द TM ऐवज कडन िंद ाचा िंदनांक	27/12/2024
(10) द TM नोदणी के ाचा िंदनांक	27/12/2024
(11) अनुमाक, खड व प	5557/2024
(12) बाजारभावांमाणे मु5ांक शु	13500
(13) बाजारभावांमाणे नोदणी शु	2250
(14) शेरा	
मु ांकनासाठी िंवचारात घेतलेला तपशील:-:	
मु5ांक शु आकारताना िंनवडलेला अनु ंद :-:	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



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दुग्धमिन्नबधक : Joint S.R.Ichalkaranji

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फाईल नुमाक : 328/2025

नोदणी :

Regn:63m

गावाचे (Village Name) : Taradal

(1) िवलेखाचा णकार (Title)	6-Notice of intimation regarding mortgage by way of deposit of Title Deed
(2) कजाची रम (Loan amount)	Rs.1100000/-
(3) भू-मापन,पोटिहवां ध घरक्रमांक(अस ास) (Property Description)	1) Corporation: को ापूर म.न.पा. Other details: Building Name:SOUTH SIDE PLOT NO 7, SHRIRAM NAGAR, Flat No:PLOT NO 7, Road:SHRIRAM NAGAR LANE NO 3, Block Sector:AT TARDAL KOLHAPUR, Landmark:NEAR SHRI DATTA NAGAR TEMPLE (GAT NUMBER: 633 ; Plot Number: 7 ;)
(4) ेत्रफळ (Area)	1) Open Area :111.52 Square Meter
(5) कज घेणाऱ्याचे नाव व पका (Mortgagor)	1) Name: BHIMAJI MALLAPPA VAGHMARE Age: 65, Address: Flat No:G, Floor No:G, Building Name:25 50 PANYCHI TAKI SMOR, Road:KOLHAPUR, City:SHAHAPUR, State:MAHARASHTRA, District:KOLHAPUR, Pin:416121 ,PAN: ANSPV0763E 2) Name: PARVATI BHIMAJI WAGHAMARE Age: 55, Address: Flat No:G, Floor No:G, Building Name:25 50 PANYCHI TAKI SMOR, Road:KOLHAPUR, City:SHAHAPUR, State:MAHARASHTRA, District:KOLHAPUR, Pin:416121 ,PAN: AJXPW8332K
(6) कज देणाऱ्याचे नाव व पका (Mortgagee)	Bank Name: HINDUJA HOUSING FINANCE LTD (205) Address: 1105 11 FLOOR HIRANANDANI ESTATE PATLIPADA THANE WEST
(7) गहाण / कजाचा िदनांक (Date of Mortgage)	09/06/2025
(8) नोटीस फाईल के ाचा िदनांक (Date of filing)	10/06/2025
(9) फायलींग नंबर (Filing No.)	328/2025
(10) मु5ांक शुल्क (Stamp Duty)	Rs.3300/-
(11) फायलींग शुल्क (Filing Amount)	Rs.5800/-
(12) Date of submission	09/06/2025
(13) शेरा (Remark)	-