



FLAIRNETIC ADVOCATES

Office No.1A, Third Floor, Kalyani Capital Building, CTS No. 554, N. C. Kelkar Marg, Narayan Peth, Pune 411030
Mobile Nos: 9890999500 and 7391000239, Email: ddnyanada@yahoo.co

Ref / Application No.- 77000345179

Date: 28/08/2026

LEGAL SCRUTINY REPORT

To,
ICICI HFC Ltd.,
Shivaji Nagar, Pune-05,

Dear Sir/ Madam,

Legal Scrutiny Report in respect of the File of MR. NASIMODDIN MATULAL BOGDI

PART I: PROPERTY DETAILS:

1. Name Of the Applicant/Borrower/s: **MR. NASIMODDIN MATULAL BOGDI**
2. Name Of the Co-applicant/s: (If any): **MRS. MUMTAZ NASIMODDIN BOGDI**
3. Type of Loan: LAP
4. Purpose of Loan: Land + construction
5. Name of the Mortgagor: **MR. NASIMODDIN MATULAL BOGDI**
6. Description of the Property (With Boundaries):

Property being all the Piece and Parcel of Being Land admeasuring 00 H 01 R, along with construction standing thereon, out of land bearing Survey No. 6 Hissa No. 2/1/1 totally admeasuring 00 H 11 R, Situated at Village Kondhwa Budruk, Taluka Haveli, District Pune within the limits of PMC And Bounded as Follows:

East: 20 Feet Road

West: Property out of the same Survey Number

North: Property out of the same Survey Number

South: Property out of the same Survey Number.

(Hereinafter referred as "Said Land/Property").

7. Nature/ Status of the Property: **Freehold**
8. Type of Property: **Residential**



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**PART II: LIST OF DOCUMENTS SUBMITTED BEFORE ME/US FOR SCRUTINY AND LEGAL OPINION:
(SPECIFY THE DOUCMENTS ARE ORIGINAL OR XEROX)**

1. Copy of Sale Deed dated 26.03.2009 (Reg. No. HVL-12/1736/2009) executed between Mr. Sadhu Kerba Dolare (therein referred as Vendor) and Jakirhusen Matulal Bogdi (therein referred as Consenting Party) and Mr. Nasimoddin Matulal Bogdi (therein referred as Purchaser).
2. Copy of Sale Deed dated 21.09.1995 (Reg. No. HVL-3/7784/1995) executed between Mr. Mallesh Ranappa Kamble through POAH Mr. Chandrakant Maruti Jagtap (therein referred as Vendor) and Mr. Sadhu Kerba Dolare (therein referred as Purchaser).
3. Copy of 7/12 extract in the name of Mr. Nasimoddin Matulal Bogdi.
4. Copy of Property Tax Receipt in the name of Mr. Nasimoddin Matulal Bogdi.
5. Copy of Zone Certificate No. DPO/ dated 21.05.2026 issued by PMC _ Residential.

NARRATION OF TITLE FLOW:

1. We have perused aforesaid documents and deeds we find that Mr. Mallesh Ranappa Kamble was the owner of Land admeasuring 00 H 01 R, out of land bearing Survey No. 6 Hissa No. 2/1/1 totally admeasuring 00 H 11 R, Situated at Village Kondhwa Budruk, Taluka Haveli, District Pune within the limits of PMC **(Said Land)**.
2. We find that thereafter vide Sale Deed dated 21.09.1995 (Reg. No. HVL-3/7784/1995) Mr. Mallesh Ranappa Kamble through POAH Mr. Chandrakant Maruti Jagtap sold and transferred the said Land to Mr. Sadhu Kerba Dolare and name of Mr. Sadhu Kerba Dolare was recorded into the 7/12 extract of the said Ladd vide mutation entry no. 16628.
3. We find that thereafter vide Sale Deed dated 26.03.2009 (Reg. No. HVL-12/1736/2009) Mr. Sadhu Kerba Dolare with the consent of Jakirhusen Matulal Bogdi sold and transferred the said Land to Mr. Nasimoddin Matulal Bogdi and name of Mr. Nasimoddin Matulal Bogdi was recorded into the 7/12 extract of the said land vide mutation entry no. 24954.
4. **We find that thereafter vide Leave and License dated 04.08.2025 (Reg. No. HVL-18/21820/2025) Mr. Nasimoddin Matulal Bogdi license to use Flat No. 202 in the Building**



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constructed on said land, to Mrs. Bismillabi Khajamiya Patha and Siraj Khajamiya Pathan.

5. We find that thereafter vide Leave and License dated 18.11.2025 (Reg. No. HVL-11/30378/2025) Mr. Nasimoddin Matulal Bogdi license to use Flat No. 4 in the Building constructed on said land, to Pasha Sarfarai Ahmad.
6. We have not verified Sanctioned Plan, N.A order and Building permission granted by competent authority. We have been informed that by the ICICI HFC Ltd. That as per its internal Policy, N.A order and Building permission by competent Authority, are waived by said institution, however this report is submitted subject to the same.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

1. Copy of Sale Deed dated 26.03.2009 (Reg. No. HVL-12/1736/2009) executed between Mr. Sadhu Kerba Dolare (therein referred as Vendor) and Jakirhusen Matulal Bogdi (therein referred as Consenting Party) and Mr. Nasimoddin Matulal Bogdi (therein referred as Purchaser).
2. Copy of Sale Deed dated 21.09.1995 (Reg. No. HVL-3/7784/1995) executed between Mr. Mallesh Ranappa Kamble through POAH Mr. Chandrakant Maruti Jagtap (therein referred as Vendor) and Mr. Sadhu Kerba Dolare (therein referred as Purchaser).
3. Copy of 7/12 extract in the name of Mr. Nasimoddin Matulal Bogdi.
4. Copy of Property Tax Receipt in the name of Mr. Nasimoddin Matulal Bogdi.
5. Copy of Zone Certificate No. DPO/ dated 21.05.2026 issued by PMC.

PART V: OTHER PROVISIONS:

- 5.1. Whether Provisions of Urban Land Ceiling act are applicable? N.A.
- 5.2. Whether any property/ies intends to be given as Security is subject to any Minor's claim/Share? No
- 5.3. Whether the Property is affected by any revenue and tenancy regulations; if yes then to what extent? No
- 5.4. Whether the user Land has been converted into Non-Agricultural for Residential use by the order of competent authority? Yes



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- 5.5. Whether up to date tax/Land revenue has been paid in respect of the Property? N.A
- 5.6. Whether all original Documents for Last 13 years have been scrutinized; if not give reason? Yes
- 5.7. Whether required documents are available for creating mortgage? Yes
- 5.8. Whether all the previous owners of the property had the right and competent to transfer the property? Yes
- 5.9. Whether the proposed mortgage by deposit of title deeds is possible? Yes
- 5.10. What is the tenure of the Land; if it is Leased? N.A.
- 5.11. Whether the Land is Adivasi (tribal) Land? N.A.
- 5.12. Whether the Land/ Property are Joint Family Property? N.A.
- 5.13. Whether SARFAESI act applicable? yes
- 5.14. Is Land/Property/ Flat being Subject to any Reservations/ acquisitions/ requisitions? No
- 5.15. Whether the property has been transferred by a Power of Attorney (POA) holder of the Original Landowner in Favor of the loan application? No
- 5.16. Whether the said POA holder has/ Had authority to Sell the Property under POA? N.A.
- 5.17. Whether POA as recorded in 5.15 is Registered? N.A.
- 5.18. Whether any prior permission/ NOC/consent required from any authority to Mortgage the property (Authority may be Govt./ Municipal Corporation/ Land Development Authority/ Industrial Development Authority/ Society etc). if permission is required, specify the name of the authority from whom permission/NOC is required and list all permission / No Objection required N.A. Order issued by collector of a Concern district or Residential Zone is Required.
- 5.19. Whether any permission / consent is required to Sell the Property upon invocation of the Mortgage. If so, indicate the Authority from whom the Permission is required; indicative time to obtained such permission; and any premium payable to the Authority upon such transfer: N.A.**
- 5.20. Whether Search Report is obtained and submitted? YES

Search Report Details:

Search Conducted Years:30 years (from 1996 to 2026)

Name of the Advocate/Searcher: Adv. Dnyanada Dangal



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Search Report Date: 28/08/2026

Note: We have conducted the online search for the said property on the 'igrmaharashtra.gov.in' site for the period of last 30 years vide Challan no. MH008879229202627U and Receipt No. ~~1115200932 dated 30/08/2026~~, Challan no. ~~MH009320832202627U dated 31/08/2026~~. All the registered transactions related to flow of title is reflected during the Search.

We have not come across any adverse entry during our Search as per the record available on the said site.

5.21. Whether EC is obtained? NO

EC Details:

NO. of Years EC obtained: NA

Any Encumbrance to Specify: NA

EC Applied by: NA

PART VI: CERTIFICATE:

In View of the Foregoing. I/ We certify that the title deeds intended to be deposited, relating to the property and offered as security by way of equitable mortgage and the documents of title referred to above are perfect evidence of the title and that if the said equitable mortgage is created in the manner required by law, it would satisfy the requirements of creation of equitable Mortgage.

1. I/We further clarify that **MR. NASIMODDIN MATULAL BOGDI** is the owner of said property and have Clear and marketable title to the same, as mentioned above.
2. The Mortgage if created will be available to ICICI HFC for the liability of the intending Borrower/ co-Borrower **MR. NASIMODDIN MATULAL BOGDI**.

The following original document to be collected by ICICI HFC for creating of equitable mortgage of the said Property:



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FOLLOWING DOCUMENTS NEED TO BE SUBMITTED PRIOR TO DISBURSAL OF LOAN

Disbursement of the loan:

1. Original Sale Deed dated 26.03.2009 (Reg. No. HVL-12/1736/2009) executed between Mr. Sadhu Kerba Dolare (therein referred as Vendor) and Jakirhusen Matulal Bogdi (therein referred as Consenting Party) and Mr. Nasimoddin Matulal Bogdi (therein referred as Purchaser); with Index II and RR.
2. Original Sale Deed dated 21.09.1995 (Reg. No. HVL-3/7784/1995) executed between Mr. Mallesh Ranappa Kamble through POAH Mr. Chandrakant Maruti Jagtap (therein referred as Vendor) and Mr. Sadhu Kerba Dolare (therein referred as Purchaser); with Index II and RR.
3. Certified Copy of Latest 7/12 extract in name of Mr. Nasimoddin Matulal Bogdi.
4. Copy of Latest Electricity Bill/ Property tax paid receipt in name of Mr. Nasimoddin Matulal Bogdi.
5. Original NOC issued by Licensees / Tenants i.e. Mrs. Bismillabi Khajamiya Patha & Siraj Khajamiya Pathan and Pasha Sarfarai Ahmad.

POST DISBURSEMENT: NONE

REMARKS (IF ANY): The Above Legal Report is Subject to Document Verification.

ENTRIES FOUND DURING THE IGR SEARCH ARE AS UNDER

Sub-Registrar office at Haveli (13 Years): -

Year	Particulars
2014	NIL
2015	NIL
2016	NIL



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2017	NIL
2018	NIL
2019	NIL
2020	NIL
2021	NIL
2022	NIL
2023	NIL
2024	NIL
2025	1. Leave and License dated 04.08.2025 (Reg. No. HVL-18/21820/2025) Mr. Nasimoddin Matulal Bogdi license to use Flat No. 202 to Mrs. Bismillabi Khajamiya Patha and Siraj Khajamiya Pathan. 2. Leave and License dated 18.11.2025 (Reg. No. HVL-11/30378/2025) Mr. Nasimoddin Matulal Bogdi license to use Flat No. 4 to Pasha Sarfarai Ahmad.
2026	NIL

PLACE: Pune

DATE: 28/08/2026

Your Faithfully,

For Flairnetic Advocate