



R.R. Tiwari, Advocate

Near Gangasagar Water Tank, Ramnagar, Wardha,
Tahsil & District Wardha 442 001
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LEGAL SCRUTINY REPORT

Date: 0608/2026

Dear Sir / Madam,

Sub: Legal Scrutiny Report in respect of the file of Mr. Sukhdevsing Dhansingh Rajpurohit

Date of Legal Initiation	05/08/2026
Application No.	MH/NGR/WARD/A000000986
Name of Applicant	Mr. Sukhdevsing Dhansingh Rajpurohit
Name of Co – Applicant/s	Mrs. Gitakavar Sukhdevsing Rajpurohit
Relationship between Applicant and Co – Applicant/s	Husband and Wife
Purpose of Loan	Purchase Existing
Lead amount	1300000
The property is found / proposed to be found in whose name?	Mr. Devraoji Dadaji Khapare

PART-I **DESCRIPTION AND SCHEDULE OF THE CONCERNE DPROPERTY:**

That all those pieces and parcels of land situated being and laying at Mauza- Sawangi Meghe, Tah-

Wardha dist-Wardha, Khasara No. 143, PH No. 19, comes under Gram Panchayat SawangiMeghe of Field survey No. 143 out of plot no. 3 and 4 constructed multistoried Building in the name and style as "CHINTAMANI ARCED" bearing Flat no. G1 on ground floor having area 41.45 Sq. Mtr. (446.00 SQ .Ft.), built up and super built up area 48.61 sq.mt. (522.00 sq.ft)

Having boundaries: -

East: Main road to enter in apartment

West: Flat No. G2

North: Stair case and passage

South: remaining space of apartment

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

Sr. No.	Date of Document	Name of Document	Whether Original/ Certified/True C Copy/ Photocopy
1.	2026	Agreement to Sale executed by Mr. Devraoji Dadaji Khapare in favor of Mr. Sukhdevsing Dhansingh Rajpurohit	Photocopy
2.	14/11/2008 8077/2008	Sale deed executed by Mrs. Sushma Pramod Jain, Mrs. Swati Pramod Dhande, Mrs. Vanashri Chandrashekhar Zod through POA Mr. Chandrashekhar Deoraoji Zod and Mr. Pramod Wamanraoji Jain in favor of Mr. Devraoji Dadaji	Photocopy

		Khapare	
3.	23/10/2019 2813/2019	Deed of declaration executed by M/s Chintamani Buildcon Associates through Mr. PramodWamanrao Jain	Photocopy
4.	24/06/2004 NAP- 34/Sawangi Meghe/37/20 02-2003	NA Order passed by SDOWardha	Photocopy

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

- a) From the documents submitted for perusal it appears that originally at Mauza- Sawangi Meghe, Tah- Wardha dist-Wardha, Khasara No. 143, PH No. 19, comes under Gram Panchayat SawangiMeghe of Field survey No. 143 belonged to Mrs. Sushma Pramod Jain, Mrs. Swati Pramod Dhande, Mrs. Vanashri Chandrashekhar Zod.
- b) That Mrs. Sushma Pramod Jain, Mrs. Swati Pramod Dhande, Mrs. Vanashri Chandrashekhar Zod had applied for conversion of the aforesaid field survey no.143into non-agricultural use before the SDO Wardha vide their application and as such said case came to be registered vide Rev. case no.NAP-34/Sawangi Meghe/37/2002-2003 in aforesaid revenue case after due enquiry passed an Order dated 24/06/2004 for use of residential/non agricultural purposes. Thus the said layout is duly sanctioned by SDOWardha .Thereafter above owners have laid down various plots therein by obtaining sanctioned layout plan from concerned authority, and as such the plot including Plot no. 3 and 4 is subject matter of search& intended mortgage out of above well sanctioned layout. Then said layout owner had obtained Completion Certificate From Concerned Officer & said owners also handed over the said sanctioned

layout to the authority and accordingly MC issued Certificate in this regards and as such all formalities are properly complied by said layout owners. After completed all legal Formality & Proceeding & after obtaining said Certificate Said Layout with its plots are ready for sale with prospective Purchaser.

- c) That thereafter Mrs. Sushma Pramod Jain, Mrs. Swati Pramod Dhande, Mrs. Vanashri Chandrashekhar Zod executed power of attorney in favor of Mr. Chandrashekhar Deoraoji Zod and Mr. Pramod Wamanraoji Jain on 16/12/2004 vide doc no. 96432/2004. That Ferfar of said transaction was mutated by revenue authority through concerned Talathi on perusal of index 2 of sale deed other relevant documents which were legal & genuine one.
- d) That Mr. Chandrashekhar Deoraoji Zod and Mr. Pramod Wamanraoji Jain executed Development Agreement with M/s Chintamani Buildcon Associates through Mr. Pramod Wamanrao Jain. That the owner decided to develop land and construct multistoried building in the mane of SUKHAKARTA NAGARI and the construction was completed in the year 2008.
- e) That thereafter Mrs. Sushma Pramod Jain, Mrs. Swati Pramod Dhande, Mrs. Vanashri Chandrashekhar Zod through POA Mr. Chandrashekhar Deoraoji Zod and Mr. Pramod Wamanraoji Jain executed sale deed of Flat no. G1 on ground floor having area 41.45 Sq. Mtr. (446.00 SQ .Ft.), built up and super built up area 48.61 sq.mt. (522.00 sq.ft)in favour of Mr. Devraoji Dadaji Khapareon14/11/2008 vide doc no. 8077/2008 before SR and he duly mutated his name over said property. That Ferfar of said transaction was mutated by revenue authority through concerned Talathi on perusal of index 2 of sale deed other relevant documents which were legal & genuine one.

f) That Mr. Devraoji Dadaji Khapare made sale agreement of Flat no. G1 on ground floor having area 41.45 Sq. Mtr. (446.00 SQ .Ft.), built up and super built up area 48.61 sq.mt. (522.00 sq.ft)with Mr. SukhdevsingDhansingh Rajpurohit

g) I have taken the search of records for last 13 years up to date by paying necessary search fees in whose jurisdiction the property situated. That Mr. Devraoji Dadaji Khaparehaving clear and marketable title over said property .

1. **THE PROPERTY WAS ORIGINALLY FOUND IN WHOSE NAME?** Mr. Devraoji Dadaji Khapare
2. **HOW DID THE SAID PROPERTY DEVOLVE ONTO THE VALID OWNERSHIP OF THE PRESENT OWNER?**Mr. Mahadev Champatrao Pathe executed sale deed in favour of Mr. Mahadev Champatrao Pathe on 04/06/2012 vide doc no. 614/2012.
3. **WHETHER THE PRESENT OWNER HAS MUTATED HIS/HER NAME IN THE LAND REVENUE RECORDS?**

Yes in the name ofMr. Devraoji Dadaji KhapareandThat Ferfar of said transaction was mutated by revenue authority through concerned Talathi on perusal of index 2 of sale deed other relevant documents which was legal & genuine one. That Mr. Devraoji Dadaji Khaparehaving clear and marketable title over said property.

WHETHER THE PRESENT OWNER IS PAYING LAND REVENUE TAX TO THE STATE GOVERNMENT?

Yes

4. NON-AGRICULTURAL PROOF –NA order is available

5. WHETHER SARFAESI IS APPLICABLE

Yes

PART-IV EVIDENCE OF TITLE OF THE PROPERTY- WHEREAS initially the Property bearing Property Mauza- Sawangi Meghe, Tah-Wardha dist-Wardha, Khasara No. 143, PH No. 19, comes under Gram Panchayat SawangiMeghe of Field survey No. 143 out of plot no. 3 and 4 constructed multistoried Building in the name and style as “CHINTAMANI ARCED” bearing Flat no. G1 on ground floor having area 41.45 Sq. Mtr. (446.00 SQ .Ft.), built up and super built up area 48.61 sq.mt. (522.00 sq.ft)had owned and possessed by Mr. Devraoji Dadaji Khaparehaving clear and marketable title over said property.

TYPE OF DEED ASCERTAINING TITLE	Sale Deed
DEED NUMBER	8077/2008
DEED DATE	14/11/2008

PART-V NATURE AND STATUS OF THEPROPERTY

STATUS	Freehold
NATURE	Residential

PART-VI OTHER PROVISIONS-

SR NO.	PARTICULARS	YES/NO	REMARKS, IF NECESSARY
1.	WHETHER PROPERTY TO BE GIVEN AS SECURITY IS SUBJECT TO ANY MINOR'S CLAIM/SHARE	NO	NO

2.	WHETHER PROPERTY IS AFFECTED BY THE REVENUE OR TENANCY OBLIGATION	NO	NO
3.	IN CASE OF FLAT PURCHASE, WHETHER BUILDER IS A PRIVATE / LIMITED COMPANY?	NA	NA
4.	WHETHER UPTO DATE TAX/LAND REVENUE HAS BEEN PAID	Not produced	NA
5.	WHETHER ALL THE TITLE DOCUMENTS FOR LAST 13 YEARS HAS BEEN VERIFIED	Yes	-----
6.	WHETHER REQUIRED DOCUMENTS ARE AVAILABLE FOR CREATING MORTGAGE.	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	No	NA
10.	WHETHER PROPERTY HAS BEEN TRANSFERRED/ TO BE TRANSFERRED BY POA HOLDER OF THE ORIGINAL LAND OWNER IN FAVOUR OF THE LOAN APPLICANT	No	NA
11.	WHETHER POA HOLDER OF THE ORIGINAL LAND OWNER HAS/HAD AUTHORITY UNDER POA	No	NA
12.	WHETHER POA RECORDED IN SN11 IS REGISTERED	No	NA
13.	WHETHER THE PROPERTY IS LEASE LAND, IF YES WHAT IS THE TENURE OF THE LEASE AND WHAT IS THE RESIDUAL PERIOD LEFT?	No	NA

14.	WHETHER THE PROPERTY/LAND IS JOINT FAMILY PROPERTY	No	NA
15.	IS THE LAND/PROPERTY/FLAT IS SUBJECT TO ANY RESERVATIONS/ACQUISITIONS/REQUISITIONS.	No	NA

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

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

Sr. No.	Date of Document	Name of Document	Whether Original/ Certified/True C Copy/ Photocopy
1	2026	Agreement to Sale executed by Mr. Devraoji Dadaji Khapare in favor of Mr. SukhdevsingDhansingh Rajpurohit	Original
2.	14/11/2008 8077/2008	Sale deed executed by Mrs. Sushma Pramod Jain, Mrs. Swati Pramod Dhande, Mrs. Vanashri Chandrashekhar Zod through POA Mr. Chandrashekhar Deoraoji Zod and Mr. Pramod Wamanraoji Jain in favor of Mr. Devraoji Dadaji Khapare	Original
3	23/10/2019 2813/2019	Deed of declaration executed by M/s Chintamani Buildcon Associates through Mr. Pramod Wamanrao Jain	Photocopy
	24/06/2004 NAP- 34/Sawangi Meghe/37/20 02-2003	NA Order passed by SDO Wardha	Photocopy
4	Recent	Tax receipt issued by Gram Panchayat Sawangi Meghe in favor of Mr. SukhdevsingDhansingh Rajpurohit	Original
5		Sale deed executed by Mr. Devraoji Dadaji Khapare in favor of Mr. SukhdevsingDhansingh Rajpurohit	Original
6	Latest	7/12 extract issued by talathi in the name of Mr. Devraoji Dadaji Khapare	Digital

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>
		N.A.	

PART-IX FINAL OPINION

I have scrutinized the Photo copies of the documents and title deeds relating to the Property bearing Property Mauza- Sawangi Meghe, Tah-Wardha dist-Wardha, Mauza No. 43, comes under Gram Panchayat SawangiMeghe of Field survey No. 132/1 out of plot no. 65 having area 139.29 Sq. Mtr.

(1500.00 SQ Ft.) had owned and possessed by That Mr. Devraoji Dadaji Khaparehaving clear and marketable value over said plots.

Status- **Positive** Subject to Document as require and technical clearance.

PART-X CERTIFICATE

I have scrutinized the Photo copies of the documents and title deeds relating to the Property bearing Property Mauza- Sawangi Meghe, Tah-Wardha dist-Wardha, Khasara No. 143, PH No. 19, comes under Gram Panchayat SawangiMeghe of Field survey No. 143 out of plot no. 3 and 4 constructed multistoried Building in the name and style as "CHINTAMANI ARCED" bearing Flat no. G1 on ground floor having area 41.45 Sq. Mtr. (446.00 SQ .Ft.), built up and super built up area 48.61 sq.mt. (522.00 sq.ft)had owned and possessed by Mr. Devraoji Dadaji Khapare. That Mr. Devraoji Dadaji Khaparehaving clear and marketable title over said plot.

Remarks, if any: -That Mr. Devraoji Dadaji Khaparehaving clear and marketable title over said plot.

Date	GRN and Receipt Number	Period	Name of the Sub Registrar office	Receipt Amount
06/08/2026	GRN- MH007814142202627P& Receipt no.: 1115329855	13 years	Sub Registrar	Rs. 325/- `

PART-XI **DIAGRAMMATIC REPRESENTATION OF THE CHAIN OF TITLE**

Yours Faithfully,

AdvocateEncl.: Photocopy of the documents provide

Ruchi Niraj
Dubey

Digitally signed by
Ruchi Niraj Dubey
Date: 2026.08.07
12:53:13 +05'30'

