

Adv. Pravin Chandrakant Nikam

B.A. LL.B. (Spl.)

3B, Murarji Peth, Lobha Master Chawl, Near Poonam Restaurant, Solapur Mob. 9021821255

File No.....

Date – 17/08/2026

LEGAL SCRUTINY REPORT

Date: 17/08/2026

Dear Sir / Madam,

Sub: Legal Scrutiny Report in respect of the file of Mr. Nagesh Rajput

Date of Legal Initiation	17/08/2026
Application No.	MH/SLP/SLPR/A000002032
Name of Applicant	Nagesh Vitthal Rajput
Name of Co – Applicant/s	
Relationship between Applicant and Co – Applicant/s	
Purpose of Loan	Top up
Lead amount	
The property is found / proposed to be found in whose name?	Nagesh Vitthal Rajput

PART-I DESCRIPTION AND SCHEDULE OF THE CONCERNED PROPERTY:

All that piece and parcel of the property bearing Old Survey no. 595/A/2 its new Survey no. 1/A/2 out of that Plot no. 61/A admeasuring 92.93 Sq.mtr. i.e. 1000 Sq.ft. situated at Nehru nagar Laman Co.-Op. housing society Ltd., Nehru nagar, Solapur Tal. North Solapur Dist. Solapur.

	AS PER SALE DEED
NORTH	Road
SOUTH	Plot of Manik Rajput
EAST	Plot of Anil Rajput
WEST	Plot of Santosh Rajput

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PART-II LIST OF DOCUMENTS SCRUTINISED BY ME

<u>S NO.</u>	<u>DATE</u>	<u>NAME OF THE DOCUMENTS (DETAILS)</u>	<u>WHETHER ORIGINAL / PHOTOCOPY</u>
1	05/08/2020	Reg. Gift deed no. 2249/2020 executed by Mr. Vitthal Nana Rajput in favour of Mr. Nagesh Vitthal Rajput	Photocopy
2		7/12 extract of the property	Photocopy

PART-III FLOW/CHAIN OF THE TITLE

- A)** That, I have gone through the documents mentioned in schedule-II of this report. On perusal of all the concern property documents it reveals that the property bearing Old survey no. 595/A/2 its new Survey no. 1/A/2 out of that Plot no. 61/A admeasuring 92.93 Sq.mtr. was owned and possessed by Nehru Nagar Laman Co-op. housing society Ltd., Solapur.
- B)** That, it is seen that, Nehru Nagar Laman Co-op. housing society Ltd., Solapur through his chairman Amar Lalsing Rajput allotted a plot no. 61/A to Mr. Vitthal Nana Rajput in the meeting of society dated 28/01/1987 by resolution no. 02. on the basis of said allotment letter name of Mr. Vitthal Nana Rajput was entered in the record of rights of 7/12 extract of said property as an owner by way of mutation entry no. 7234.
- C)** That, it is seen that, Mr. Vitthal Nana Rajput has for love and affection to his son decide to gift a subjected property to Mr. Nagesh Vitthal Rajput and executed a Reg. Gift Deed in favour of Mr. Nagesh Vitthal Rajput bearing sr. no. 2249 with sub-Registrar Solapur North on dated 05/08/2020, on the basis of said Reg. Gift deed name of Mr. Nagesh Vitthal Rajput has entered in the record of rights of the 7/12 extract of said property as an owner.
- D)** That, further it is seen that, Nagesh Vitthal Rajput has availed loan from Hinduja Housing Finance Ltd., Branch Solapur and accordingly, as the security interest of the said loan he has create a mortgage of the said property in favor of Hinduja Housing Finance Ltd, Branch Solapur and accordingly, the NOI was executed and registered in the Sub-Registrar Office of Solapur north bearing sr. no. 1065 on dated 01/07/2023. Based on the said mortgage deed charge of the said finance was created over the said property.

- 1. THE PROPERTY WAS ORIGINALLY FOUND IN WHOSE NAME? Mr. Nagesh Vitthal Rajput**
- 2. HOW DID THE SAID PROPERTY DEVOLVE ONTO THE VALID OWNERSHIP OF THE PRESENT OWNER?**

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yES

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?

N.A.

5. NON-AGRICULTURAL PROOF

N.A.

6. WHETHER SARFAESI IS APPLICABLE

Yes

PART-IV EVIDENCE OF TITLE OF PROPERTY

TYPE OF DEED ASCERTAINING TITLE	Gift deed
DEED NUMBER	2249
DEED DATE	05/08/2020

PART-V NATURE AND STATUS OF THE PROPERTY

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	
2.	WHETHER PROPERTY IS AFFECTED BY THE REVENUE OR TENANCY OBLIGATION	No	

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3.	IN CASE OF FLAT PURCHASE, WHETHER BUILDER IS A PRIVATE / LIMITED COMPANY?	No	
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4.	WHETHER UPTO DATE TAX/LAND REVENUE HAS BEEN PAID	No	
5.	WHETHER ALL THE TITLE DOCUMENTS FOR LAST 13 YEARS HAS BEEN VERIFIED	No	
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	
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	No	
12.	WHETHER POA RECORDED IN SN11 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 RESERVATIONS/ACQUISITIONS/REQUISITIONS.	No	

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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?	No	
20.	WHETHER SEARCH REPORT / NON-ENCUMBRANCE ARE APPLIED FOR?	No	
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**

<u>S NO.</u>	<u>DATE</u>	<u>NAME OF THE DOCUMENTS (DETAILS)</u>	<u>WHETHER ORIGINAL / PHOTOCOPY</u>
1		Latest 7/12 extract of the property in the name of Nagesh Vitthal Rajput	Certified
2		Tax paid tax receipt of the property	Original

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3		NOI with R.R and Index II executed by Nagesh Vitthal Rajput in favor of HHFL	Original
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PART-VIII DOCUMENTS TO BE COLLECTED BY HINDUJA HOUSING FINANCE LIMITED POST DISBURSEMENT

<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

The present applicant Mr. Nagesh Vitthal Rajput is having a valid title and possession upon the aforesaid properties and property is fit for equitable mortgage. **(Charge of Hinduja Housing Finance Ltd has seen on the property)**

PART-X CERTIFICATE

I further certify that, I have taken online search for the period of last 13 years i.e. 2014 to 2026 in the office of Sub Registrar, Solapur on 17/08/2026 vide E-search online receipt no. MH008437120202627P 2) I hereby certify the genuineness of the scrutiny of records related to Title Deeds as well as online search taken by me. (This report is subject to documents provided to me 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.

Note - Kindly note that this Search Report is Subject to the computer Records maintained on IGRS portal and solely predicated on the scanned documents concerning the property that were provided to us by Bank/ FI's, therefore I will not held responsible and/or liable for unavailable records or entries as on date of search. For your understanding, we would like to clarify that our search was limited to online records available on the IGRS portal and Our findings are directly reliant on the accuracy and completeness of these provided documents. Conducting manual searches across each registrar office falls outside the defined scope and ambit of our current engagement. Therefore, this report reflects the findings of our online search only.

Remarks, if any: -

Pravin
Chandra
kant
Nikam
Digitally signed
by Pravin
Chandrakant
Nikam
Date:
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13:18:32 +05'30'

PART-XI DIAGRAMMATIC REPRESENTATION OF THE CHAIN OF TITLE

N.A.

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Yours Faithfully,

(Pravin Nikam)
Advocate

Encl.: