

MH010105134202627E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
11 Sep 2026	Receipt	Receipt no.: 1115451188
	Name of the Applicant :	SANDIP TATAYSAHEB CHAVAN
	Details of property of which document has to be searched :	Dist :Pune Village :Jalochi S.No/CTS No/G.No. : 203
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH010105134202627E		
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'.		

Adv. Sandip Tatyasaheb Chavan

B.Com. LL.B., G.D.C. & A.

Office: - Shop No-2, Lawyers Chambers, Bhigwan Road,
Tal. Baramati, Dist. Pune
Mobile No.: 9765901199

LEGAL SCRUTINY REPORT

Date: 11th SEP 2026

Dear Sir / Madam,

Sub: Legal Scrutiny Report in respect of the file of below mentioned Applicant/s.

Date of Legal Initiation	10/09/2026
Application No.(LAN)	MH/PNE/BRMT/A000001048
Name of Applicant	Dattatray Balaso Mhaske
Name of Co – Applicant/s	Kavita Dattatray Mhaske
Relationship between Applicant and Co – Applicant/s	Husband and Wife
Purpose of Loan	Purchase New
Loan amount	18,00,000/-
The property is found / proposed to be found in whose name?	M/s. Radhesham Builders and Developers through it's Prop. Shri. Suyog Shamrao Satpute

PART-I DESCRIPTION AND SCHEDULE OF THE CONCERNED PROPERTY :

All that piece and parcel of **Residential Flat No. 602** admeasuring 43.21 sq.mtrs., i.e. 464.94 sq.ft. + 7.21 sq.mtrs., i.e. 77.58 sq.ft. (Open Balcony) it's total area admeasuring 50.42 sq.mtrs., i.e. 542.52 sq.ft. it's Super Built-up area admeasuring 65.99 sq.mtrs., i.e. 710.00 sq.ft. situated on **Sixth Floor** in building namely **Aadya Residency** being constructed upon **Plot No. 7** its area admeasuring 254.54 sq.mtrs., i.e. 2.54.54 R.sq.mtrs of **Gat No. 203/2/2/Plot No. 7** situated at village **Jalochi**, Tal. Baramati, Dist. Pune within the limits of sub-division of division Pune and sub-division Taluka Baramati and within the limits of Baramati Municipal Council and within the limits of Sub-Registrar **Baramati**, Tal. Baramati, Dist. Pune belonging to **M/s. Radhesham Builders and Developers through it's Prop. Shri. Suyog Shamrao Satpute and Mr.Dattatray Balaso Mhaske and Mrs.Kavita Dattatray Mhaske** has got the right to purchase said property as per Draft Copy of Sale Deed Which is bounded as Under :-

East :- Margin Space
South :- Staircase, Passage and Lift and then Flat No-601
West :- Margin Space
North :- Margin Space

PART-II LIST OF DOCUMEMTS SCRUTINSED:

SR. NO.	DATE	NAME OF THE DOCUMENTS	WHETHER ORIGINAL/ PHOTOCOPY
1	03-07-2024	7/12 extract of Plot No. 7 Gat No. 203/2/2/Plot No. 7 of village Jalochi, Tal. Baramati, Dist. Pune	Photocopy

2	14-05-2021	N.A. order in respect of land admeasuring 0 H. 21 R i.e. 2100.00 sq.mtrs., out of Gat No. 203/B/2 of village Jalochi, Tal. Baramati, Dist. Pune given by the Sub-divisional officer of Baramati vide it's no. NA/SR/19/2021	Photocopy
3	28-07-2021	Final Layout Approval issued by the Chief officer of Baramati Municipal Council vide it's no. BNP/Karya-14/Final Layout Permission/940/2021	Photocopy
4	24-06-2022	Construction permission in respect of Plot No. 7 and 7 it's totally area admeasuring 254.54 .00 sq.mtrs., out of Gat No. 203/2/2 of village Jalochi Bk., Tal. Baramati, Dist. Pune given by the Chief officer of Baramati regarding Ground Floor + First Floor to Sixth Floor vide it's no. CAPBC/B/2022/APL/01371	Photocopy
5	-----	Draft Copy of Sale Deed executed by M/s. Radhesham Builders and Developers through it's Prop. Shri. Suyog Shamrao Satpute in favor of Mr.Dattatray Balaso Mhaske and Mrs.Kavita Dattatray Mhaske.	Photocopy

PART-III FLOW/CHAIN OF THE TITLE:

1. THE PROPERTY WAS ORIGINALLY FOUND IN WHOSE NAME?

- a. All that piece and parcel of **Residential Flat No. 602** admeasuring 43.21 sq.mtrs., i.e. 464.94 sq.ft. + 7.21 sq.mtrs., i.e. 77.58 sq.ft. (Open Balcony) it's total area admeasuring 50.42 sq.mtrs., i.e. 542.52 sq.ft. it's Super Built-up area admeasuring 65.99 sq.mtrs., i.e. 710.00 sq.ft. situated on **Sixth Floor** in building namely **Aadya Residency** being constructed upon **Plot No. 7** its area admeasuring 254.54 sq.mtrs., i.e. 2.54.54 R.sq.mtrs of **Gat No. 203/2/2/Plot No. 7** situated at village **Jalochi**, Tal. Baramati, Dist. Pune within the limits of sub-division of division Pune and sub-division Taluka Baramati and within the limits of Baramati Municipal Council and within the limits of Sub-Registrar **Baramati**, Tal. Baramati, Dist. Pune.
- b. I also found that the **Said Property** is Part & parcel of agricultural land admeasuring 8 anna share each 3 H. 89 R + P.k. 0 H. 19 R total 4 H. 08 R out of Gat No. 203 of village of village Jalochi, Tal. Baramati, Dist. Pune it was previously agriculture land and it was previously owned and possessed by Shri. Eknath Ganpat Satav and Shri. Mahadu Ganpati Satav.
- c. It is found and observed that in the year 1989 there was annewari in respect of said landed property in the family members as per the family settlements, therefore Shri. Eknath Ganpati Satav has given an application to the revenue authority for making entries in the revenue record as per the said annewari, accordingly the revenue authority has granted said application and to that effect the land admeasuring 2 anna share each i.e. land admeasuring 0 H. 97 R + P.k. 0 H. 04 R total 1 H. 01 R each are recorded in the names of 1] Shri. Maruti Eknath Satav, 2] Shri. Sahadu Eknath Satav, 3] Dnyandeo Eknath Satav and 4] Madhunath Eknath Satav and same time the name of Shri. Maruti Eknath Satav has been recorded as an natural guardian of nos. 3 and 4 and said effect given by the revenue authority in the revenue record by **M.E.No.1729**.

- d. It is found and observed that in the year 2002 there was Kajap in respect of land in Gat No. 203 and in that connection Hon'ble Special Land Acquisition Officer (VIII) Pune has passed award vide No. Kajap/CR no. 37,39,40/02 dtd. 31-10-2002 and in relating to that the order of Tahsildar Baramati has passed order vide No. Hano/Vashi/2187/2002 Baramati dtd. 09-11-2002, hence by virtue of said effect said Gat No. 203 has been divided into 2 parts i.e. Gat No. 203/A and Gat No. 203/B and land admeasuring 3 H. 88 R + P.k. 0 H. 19 R total 4 H. 07 R of Gat No. 203/A and same has been recorded in the names of 1] Shri. Amabdas Ramchandra Satav, 2] Shri. Jayvant Ramchandra Satav through his natural guardian mother Alka Ramchandra Satav and land admeasuring 3 H. 89 R + P.k. 0 H. 19 R total 4 H. 08 R of Gat No. 203/B has been recorded in the names of 1] Shri. Sahadu Eknath Satav, 2] Shri. Dnyandeo Eknath Satav 3] Shri. Madhukar Eknath Satav, 4] Shri. Vishwanath Maruti Satav, 5] Ulka Vishwanath Satav, 6] Sou. Sharda Sanjay Mhaske and said effect given by the revenue authority in the revenue record by **M.E.No.10129**.
- e. It is found and said Gat No. 203/A has been changed into new Gat No. 203/2 of village Jalochi, Tal. Baramati, Dist. Pune.
- f. It is found and observed that 1] Shri. Dyandeo Eknath Satav has sold out land admeasuring 0 H. 25 R and 2] Sahadu Eknath Satav has sld out land admeasuring 0 H. 15 R i.e. totally land admeasuring 0 H. 40 R out fo Gat No. 203/2 with consenter 1] Shri. Harishchandra Dyandeo Satav, 2] Shri. Narayan Dyandeo Satav, 3] Shri. Balaso Sahadu Satav, to 1] Shri. Abhijeet Arvind Doshi, 2] Shri. Umesh Shorilal Ahuja, 3] Priinyka Vardhaman Doshi, and 4] Anwar Husin Mahmmad Iqbal Patel by way of execution of sale-deed and said sale-deed is registered in the office of sub-registrar Baramati on dtd. 22-02-2012 at Sr. No. 1657/2012, hence by virtue of said sale-deed 1] Shri. Abhijeet Arvind Doshi, 2] Shri. Umesh Shorilal Ahuja, 3] Priinyka Vardhaman Doshi, and 4] Anwar Husin Mahmmad Iqbal Patel became the jointly owners of land admeasuring 0 H. 40 R out of Gat No. 203/2 of village Jalochi, Tal. Baramati, Dist. Pune and their names were recorded in the record of rights by **M.E.NO.18534**.
- g. It is found and observed that said Gat No. 203/2 has been changed into new Gat No. 203/B of village Jalochi, Tal. Baramati, Dist. Pune.
- h. It is found and observed that land in Gat No. 203/B has been majored by the Land Surveyor Officer of Baramati vide its' outward no. 682/21 and the process of sub-division has been completed, accordingly the Hon'ble Tahsildar Baramati has passed order vide it's order no. Hano/Kavi/840/2021, dtd. 07-04-2021, hence by virtue of said Gat No. 203/B has been divided into 3 parts i.e. Gat No. 203/B/1 to 203/B/2 and land admeasuring 0 H. 21 R of Gat No. 203/B/2 is recorded in the names of 1] Shri. Umesh Shorilal Ahuja and 2] Shri. Anwar Husainlal Patel and said effect given by the revenue authority in the revenue record by **M.E.No.24661**.
- i. It is found and observed that 1] Shri. Umesh Shorilal Ahuja and 2] Shri.

Anwar Husainlal Patel have prepared combined layout in respect of land admeasuring 0 H. 21 R i.e. 2100.00 sq.mtrs., out of Gat No. 203/B/2 and submitted on 23-04-2021 to the Tahsil office of Baramati for obtaining N.A permission for residential purpose thereafter the Tahsil office of Baramati has send said layout to the Chief officer of Baramati for approval, thereafter the Chief office of Baramati Municipal Council has sanctioned said layout vide it's no. BNP/Karya-14/800/21, dtd. 07-05-2021, thereafter the Tahsil office has given Temporary layout permission vide it's order no. NA/SR/19/2021, Baramati, dtd. 14-05-2021.

- j. It is found and observe the that the Chief officer of Baramati Municipal Council has given Final Layout Permission vide ti's no. BNP/Karya-14/Final Layout Permission/940/2021, dtd. 28-07-2021.
- k. It is found and observed that said N.A. land admeasuring 2100.00 sq.mtrs., out of Gat No. 203/B/2 has been majored by the Land Surveyor officer of Baramtat vide it's outward no. 942/Land Measurement/Masurement Regd. No. 380/2021,d td. 05-07-2021 and the process of Kajap has been completed and in that connection Hon'ble Tahsildar Baramati has passed order vide it's order no. Hano/Kavi/1 310/ 2021, dtd. 06-07-2021, hence by virtue of said order there is various plots came into existence and the Plot No. 7 it's area admeasuring 2.54.54 R.sq.mtrs., i.e. 254.54 sq.mtrs., is out of them and it was initially jointly recorded in the names of 1] Shri. Umesh Shorilal Ahuja and 2] Shri. Anwar Husainlal Patel and said effect given by the revenue authority in the revenue record by **M.E.No.24964** and due to said N.A. effect all N.A. Plots are situated in Gat No. 203/2/2 and therefore old 7/12 extract of said Gat No. 203/B/2 has been closed and to that effect Plot No. 7 it's area admeasuring 2.54.54 R.sq.mtrs., is situated in Gat No. 203/2/2/Plot No. 7 of village Jalochi, Tal. Baramati, Dist. Pune.
- l. It is found and observed that 1] Shri. Umesh Shorilal Ahuja and 2] Shri. Anwar Husainlal Patel have sold out said Plot No. 7 it's area admeasuring 2.54.54 R.sq.mtrs., and Plot Nos. 6 & 8 to the Shri. Sandeep Laxman Shende by way of by way of execution of sale-deed and said sale-deed is registered in the office of sub-registrar Baramati on dtd. 03-12-2021 at Sr. No. 5114/2021, hence by virtue of said sale-deed Shri. Sandeep Laxman Shende became the absolute owner of Plot No. 7 it's area admeasuring 2.54.54 R.sq.mtrs., i.e. 254.54 sq.mtrs., of Gat No. 202/2/2/Plot No. 7 of village Jalochi, Tal. Baramati, Dist. Pune and his name is recorded in the record of rights by **M.E.No.25606**.
- m. It is found and observed that above mentioned owner Shri. Sandeep Laxman Shende has sold out Plot No. 7 it's area admeasuring 2.54.54 R.sq.mtrs., i.e. 254.54 sq.mtrs., to the present owner Shri. Suyog Shamrao Satpute by way of execution of sale-deed and said sale-deed is registered in the office of sub-registrar Baramati on dtd. 24-03-2024 at Sr. No. 2245/2024, hence by virtue of said sale-deed the present owner Shri. Suyog Shamrao Satpute became the absolute owner of Plot No. 7 it's area admeasuring 2.54.54 R.sq.mtrs., i.e.

254.54 sq.mtrs., of Gat No. 202/2/2/Plot No. 7 of village Jalochi, Tal. Baramati, Dist. Pune and his name is recorded in the record of rights by **M.E.No.26173**

- n. It is found and observed that the present owner Shri. Suyog Shamrato Satpute has prepared construction plan in respect of Plot No. 7 it's area admeasuring 254.54 sq.mtrs., of Gat No. 203/2/2 of village Jalochi, Tal. Baramati, Dist. Pune and submitted on 16-06-2022 to the Chief officer of Baramati Municipal Council for obtaining N.A. permission for residential purpose thereafter the Chief officer of Baramati Municipal Council has sanctioned said construction plan vide it's no. CAPBC/B/2022/APL/01371, dtd. 24-06-2022.
- o. That the Shri. Suyog Shamrao Satpute is the proprietor of M/s. Radhesham Builders and Developers and having business of said firm is to purchase plots, to develop them by making multistoried building thereupon and to sell out flats to the proposed purchasers commonly known as "Ownership Scheme", in that connection the present owner Shri. Suyog Shamrao Satpute has decided to develop said Plot Nos. 7 under his proprietary firm.
- p. Thereafter after getting necessary Permissions from the concerned Authorities **M/s. Radhesham Builders and Developers through it's Prop. Shri. Suyog Shamrato Satpute** has started Constructing Ownership Scheme upon Plot No. 7 it's area admeasuring 2.64.00 R.sq.mtrs., of Gat No. 203/2/2/Plot No. village **Jalochi**, Tal. Baramati, Dist. Pune by named and style said proposed building as **"Aadya Residency"** Ground Floor + First Floor to Sixth Floor by consisting residential flats and **Residential Flat No. 602** admeasuring 43.21 sq.mtrs., i.e. 464.94 sq.ft. + 7.21 sq.mtrs., i.e. 77.58 sq.ft. (Open Balcony) it's total area admeasuring 50.42 sq.mtrs., i.e. 542.52 sq.ft. it's Super Built-up area admeasuring 65.99 sq.mtrs., i.e. 710.00 sq.ft. situated on **Sixth Floor** in building namely **Aadya Residency** is out of them i.e. said property is part and parcel.
- q. Thereafter **Mr.Dattatray Balaso Mhaske and Mrs.Kavita Dattatray Mhaske** want to purchase said the **Residential Flat No. 602** therefore the approached builder and decided to purchase said Flat Therefore **M/s. Radhesham Builders and Developers through it's Prop. Shri. Suyog Shamrato Satpute** has executed Draft copy of Sale Deed in favor of **Mr.Dattatray Balaso Mhaske and Mrs.Kavita Dattatray Mhaske** Hence by virtue of said Draft copy of Sale Deed **Mr.Dattatray Balaso Mhaske and Mrs.Kavita Dattatray Mhaske** will absolute owner of said **Residential Flat No. 602** and they will owner after executing Registered Sale Deed.
- r. Perusing All Document I found and Observed that **M/s. Radhesham Builders and Developers through it's Prop. Shri. Suyog Shamrato Satpute** has not created any charge upon said property hence said property is free from encumbrances.
- s. Hence, in my opinion **Mr.Dattatray Balaso Mhaske and Mrs.Kavita**

Dattatray Mhaske has got the right to sell the “said property” after executing registered sale deed from owner & Title of the “said property” is clear, marketable, and free from encumbrances **After taking Permission to Mortgage From Builder namely M/s. Radhesham Builders and Developers through it’s Prop. Shri. Suyog Shamrato Satpute.**

2. **HOW DID THE SAID PROPERTY DEVOLVE ON TO THE VALID OWNERSHIP OF THE PRESENT OWNER?**

No.

3. **WHETHER THE PRESENT OWNER HAS MUTATED HIS/HER NAME IN THE LAND REVENUE RECORD?**

Yes

4. **WHETHER THE PRESENT OWNER IS PAYING LAND REVENUE TAX TO THE GOVERNMENT OF MAHARASHTRA?**

No

5. **NON-AGRICULTURAL PROOF**

Yes Sub-divisional officer of Baramati vide it’s order no. NA/SR/19/2021, Baramati, dtd. 14-05-2021

**PART-IV EVIDENCE OF TITLE OF PROPERTY
(Details of Registered Agreement for sale/Sale Deed)**

After executing Registered Sale Deed from Builder in favor of Mr.Dattatray Balaso Mhaske and Mrs.Kavita Dattatray Mhaske.

PART-V NATURE AND STATUS OF THE PROPERTY

That the Title of Property is Clear and Marketable and said Property will take For security by way of Registered Mortgage Deed

PART-VA REAL ESTATE REGULATORY AUTHORITY ACT 2016 (RERA) / MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY (MahaRERA)

<u>PART-VI</u> <u>OTHER PROVISIONS:</u>			
SR NO.	PARTICULARS	Yes/ No	REMARKS,IF NECESSARY
1.	WHETHER PROPERTY TO BE GIVEN AS SECURITY ISSUBJECT TO ANY MINOR’S CLAIM/SHARE	No	
2.	WHETHER PROPERTY IS AFFECTED BY THE REVENUE ORTENANCY OBILGATION	No	
3.	IN CASE OF FLAT PURCHASE, WHETHER BUILDER IS APRIVATE / LIMITED COMPANY?	No	
4.	WHETHER UPTO DATE TAX/LAND REVENUE HAS BEENPAID.	No	
5.	WHETHER ALL THE TITLE DOCUMENTS FOR LAST 13 YEARS ARE AVAILABLE?	Yes	Yes
6.	WHETHER REQUIRED DOCUMENTS ARE AVAILABLE FORCREATING MORTGAGE.	Yes	Equitable Mortgage
7.	WHETHER ALL THE PREVIOUS OWNERS HAD THERIGHT/COMPETENCY TO TRANSFER OF THE PROPERTY.	Yes	
8.	WHETHER PROPOSED MORTGAGE BY DEPOSIT OF TITLEDOCUMENT (EQUITABLE MORTGAGE) IS POSSIBLE	Yes	Equitable Mortgage
9.	IF THE PROPERTY IS A FLAT/APARTMENT, HOW FARINDEPENDENT TITLE IS ENSURED	Yes	By Sale Deed

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	
16.	WHETHER PROPERTY BELONGS TO SC/ST (JHARKHAND)	No	
17.	WHETHER LAND IS AGRICULTURAL	No	Yes
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 SARASATI ACT IS APPLICABLE AND THE PROPERTY OFFER TO MORTGAGE	Yes	

PART- VII DOCUMENTS TO BE COLLECTED BY BY HINDUJA HOUSING FINANCE LTD (HHFL) FOR CREATING A VALID MORTGAGE (OTC)

<u>SR. NO.</u>	<u>DATE</u>	<u>NAME OF THE DOCUMENTS</u>	<u>WHETHER ORIGINAL/ PHOTOCOPY</u>
1	LATEST	7/12 extract of Plot No. 7 Gat No. 203/2/2/Plot No. 7 of village Jalochi, Tal. Baramati, Dist. Pune	Digital
2	14-05-2021	N.A. order in respect of land admeasuring 0 H. 21 R i.e. 2100.00 sq.mtrs., out of Gat No. 203/B/2 of village Jalochi, Tal. Baramati, Dist. Pune given by the Sub-divisional officer of Baramati vide it's no. NA/SR/19/2021	Photocopy
3	28-07-2021	Final Layout Approval issued by the Chief officer of Baramati Municipal Council vide it's no. BNP/Karya-14/Final Layout Permission/ 940/ 2021	Photocopy
4	24-06-2022	Construction permission in respect of Plot No. 7 and 7 it's totally area admeasuring 254.54 .00 sq.mtrs., out of Gat No. 203/2/2 of village Jalochi Bk., Tal. Baramati, Dist. Pune given by the Chief officer of Baramati regarding Ground Floor + First Floor to Sixth Floor vide it's no. CAPBC/B/2022/ APL/01371	Photocopy
5	-----	Sale Deed to be executed by M/s. Radhesham Builders and Developers through it's Prop. Shri. Suyog Shamrao Satpute in favor of Mr.Dattatray Balaso Mhaske and Mrs.Kavita Dattatray Mhaske along with Index-II and Registration Receipt .	Photocopy
6	09-04-2026	Full Occupancy Certificate Issued by Baramati Municipal Council	Photocopy
7	-----	Original NOC With No Dues Certificate from Builder	Original
8	-----	Original OCR	Original
9	-----	Original Demand Letter	Original
10	-----	Original NOI of Intimation by borrowers in favor of HHFL	Original

PART-VIII DOCUMENTS TO BE COLLECTED BY HINDUJA HOUSING FINANCE LTD (HHFL) POST DISBUSREMENT (PDD)

<u>SR. NO.</u>	<u>DATE</u>	<u>NAME OF THE DOCUMENTS</u>	<u>WHETHER ORIGINAL/ PHOTOCOPY</u>

PART-IX **FINAL OPINION**

That the Title of Property is clear and Marketable and said Property will taken For security by way of Registered Mortgage Deed.

PART-X **CERTIFICATE**

In view of the aforesaid documents and information furnished, I am of the opinion has an absolute, clear and marketable title over the schedule property and mortgage, if created, will be perfect and available to the Hinduja Housing Finance Ltd (HHFL) for the liabilities of the Borrower (as per our internal policy and subject to clearance of search report. and availability of the docs as mentioned under OTC).

Remark-

Legal Report is provided on the documents submitted by Hinduja Housing Finance Ltd (HHFL) to us. We are not responsible to verify the authenticity and Genuineness of the Documents provided to us to issue the Legal Scrutiny Reports to Hinduja Housing Finance Ltd (HHFL) AND Technical personnel to verify and ensure that the said property construction is as per the sanctioned plans.

Encl: Search fee online Receipt No-1115451188 Dated-11/09/2026

Place: Baramati
Date: 11/09/2026

SEAL &
SIGNATURE OF THE LAWYER

Sandip
Tatya
saheb
Chavan

Digitally signed
by Sandip
Tatya
saheb
Chavan
Date:
2026.09.11
17:24:05 +05'30'