



Adv. Manish Adam

M.com, LL.M

Flat No.23, Padmanagar Co-operative
Housing Society, New Paccha Peth
Solapur – 413006.

Email: adam.manish09@gmail.com

Cell: 9850165731

Application No.	(77000351252, 77000351253
APS No.	10330716

LAN No:

Date: 10/09/2026

To,
ICICI Home Finance Company Limited,
Solapur
Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of : RUTIK SANTOSH BHAT

PART I: PROPERTY DETAILS:

Name of the Applicant/Borrower/s : RUTIK SANTOSH BHAT

- Name of the Co-applicant/s: (if any) :- ANISH SANTOSH BHAT, LATA SANTOSH BHAT**
- Type of Loan: Regular Home Loan-Resale**
- Purpose of Loan: Purchase of Land**
- Name of the Property Owner's : Mr. Ganesh Sakham Kadam**
- Description of the Property (with Boundaries) :**

All that piece & parcel of the Plot No. 210+211/35 admeasuring 109.40 sq. mtrs in "Manidhari Heritage Empire" out of Survey No. 145/2A, 145/2B/2B/2 Paiki, 146/2B, 146/1B1, 146/2A/1, 146/2A/2, Situated at Kasabe Solapur, Taluka - North Solapur, Dist- Solapur which is bounded as follow :-

East	:	Plot No.210+211/42
South	:	Plot No.210+211/34
West	:	9.00 mtrs Road
North	:	Plot No.210+211/34

Nature / Status of the Property: Non Agriculture

6. Type of Property: Residential

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

- Draft Copy of the Sale Deed executed by Mr. Ganesh Sakham Kadam in favor of
1.Mr. Anish Santosh Bhat 2.Mr. Rutik Santosh Bhat (Photo Copy).

2. Sale Deed bearing Sr. No.2275 dt.17/06/2021 executed by 1. M/s Manidhari Realtors Pvt. Ltd 2. Heritage Ashcon Properties in favor of Mr. Ganesh Sakharam Kadam. (Photo Copy).
3. Agreement for Sale Deed bearing Sr. No. 2260 dt.17/06/2021 executed by 1. M/s Manidhari Realtors Pvt. Ltd 2. Heritage Ashcon Properties and Mr. Ganesh Sakharam Kadam. (Photo Copy).
4. 7 x 12 Extract of Plot No. 210+211/35 admeasuring 109.40 sq. mtrs out of Survey No. 145/2A, 145/2B/2B/2 (Part), 146/2B, 146/1B1, 146/2A/1, 146/2A/2, Situated at Kasabe Solapur, Taluka – North Solapur, Dist. – Solapur . (Photo Copy).

PART III: FLOW OF TITLE OF PROPERTY

History of Passing title of Gat Nos 145/2A,145/2B/2 Part,146/2A/1 and 146/1B/1.

1. The Said property was originally owned and possessed by Yashwant Sahakari Soot Girani.
2. That the above mentioned Gat No. is converted to the Non Agriculture vide its Order of the Collector, Solapur bearing Sr. No. RB/WS/III-C/1363 dt. 30/04/1973.
3. That thereafter Yashwant Sahakari Soot Girani had obtained loan from Maharashtra State Co-operative Bank Ltd by executing Mortgage Deed bearing no. 4519 Dt.29/08/2001.
4. That thereafter Said mill could not repay the loan and had stopped its production activities from 16/08/2000.hence Maharashtra State Co-operative Bank Ltd passed resolution in its board and had decided to take action against the mill under the securitization & reconstruction of financial Assets & Enforcement of Security Interest Act.2002 and Accordingly Maharashtra State Co-operative Bank Ltd issued letter to said mill on 08/01/2004 and thereafter said bank has taken actual possession of the said land on 28/07/2007.
5. That thereafter the said bank has invited the tenders in the news paper.
6. The thereafter the highest tender of M/s.I/B Enterprises was accepted of Rs.5.22 crores for the above mentioned property.
7. That thereafter M/s.I/B Enterprise's executive committee has resolved and agreed to execute a sale transaction of the above mentioned land in the name of M/S. Manidhari Strips Pvt.Ltd.
8. Before taking action the directors of Handlooms and Power looms Maharashtra State,Nagpur has given permission to sale the property of Yashwant Sahakari Soot Girani on certain terms and condition and accordingly the liquidator by his letter Dt.28/06/2010 has informed the manager consent for sale of the above mentioned lands. The authorized officer and the manager, Maharashtra State Co-Operative Bank

Ltd.Mumbai Has also issued the sale certificate in favor of M/S Manidhari Strips Pvt.Ltd.Dt.14/07/2010.

9. That thereafter Sale Deed bearing Sr. No. 1239 dt. 02/02/2011 was executed by the Maharashtra State Co-Operative Bank Ltd.Mumbai in favor of M/S Manidhari Strips Pvt.Ltd. accordingly such an entry to that effect has been made into the record of rights through mutation entry no. 10880.
10. That thereafter Deed of Rectification bearing Sr. No. 6735 dt. 01/08/2011 was executed by the Maharashtra State Co-Operative Bank Ltd.Mumbai in favor of M/S Manidhari Strips Pvt.Ltd. Accordingly such an entry to that effect has been made into the record of rights through mutation entry no. 12064.
11. That thereafter M/S Manidhari Strips Pvt.Ltd. cleared the encumbrance of non agricultural cess hence M/S Manidhari Strips Pvt.ltd. become actual owner of said property.
12. That thereafter as per Fresh Certificate of Incorporation dt. 01/04/2011 that M/s. Manidhari Strips Pvt. Ltd has been changed to M/s. Manidhari Realtors Pvt. Ltd. Accordingly such an entry to that effect has been made into the record of rights through mutation entry no. 11394.
13. That thereafter M/s. Manidhari Realtors Pvt. Ltd has sold its undivided share i.e. land admeasuring 08 Hectares 65.34 Are out of the 17 Hectares 30.68 Ares vide Sale Deed bearing Sr. No. 7622 dt. 17/07/2013 to Heritage Ashcon Properties for consideration of Rs.15, 00, 00,000/-. Accordingly such an entry to that effect has been made into the record of rights through mutation entry no. 16933.

History of Passing title of Gat No 146/2A/2 and 146/2B.

1. The Said property was Originally owned and possessed by Solapur Sahakari Soot Girani.
2. That the above mentioned Gat No. is converted to the Non Agriculture vide its Order of the Collector, Solapur bearing Sr. No. RB/WS/III-C/957 dt. 22/03/1976.
3. That thereafter Solapur Sahakari Soot Girani had obtained loan from Maharashtra State Co-operative Bank Ltd by executing Mortgage Deed.
4. That thereafter Said mill could not repay the loan and had stopped its production activities from 16/08/2000.hence Maharashtra State Co-operative Bank Ltd passed resolution in its board and had decided to take action against the mill under the securitization & reconstruction of financial Assets & Enforcement of Security Interest Act.2002 and Accordingly Maharashtra State Co-operative Bank Ltd issued letter to said mill and taken actual possession of the said land on 09/08/2004.
5. That thereafter the said bank has invited the tenders in the news papers.
6. The thereafter the highest tender of M/s. I/B Enterprises was accepted of Rs.7.85 crores for the above mentioned property.

7. That thereafter M/s. I/B Enterprise's executive committee has resolved and agreed to execute a sale transaction of the above mentioned land in the name of M/S. Manidhari Strips Pvt.Ltd.
8. That thereafter Sale Deed bearing Sr. No. 1239 dt. 02/02/2011 was executed by the Maharashtra State Co-Operative Bank Ltd.Mumbai in favor of M/S Manidhari Strips Pvt.Ltd. accordingly such an entry to that effect has been made into the record of rights through mutation entry no. 10880.
9. That thereafter Deed of Rectification bearing Sr. No. 6735 dt. 01/08/2011 was executed by the Maharashtra State Co-Operative Bank Ltd.Mumbai in favor of M/S Manidhari Strips Pvt.Ltd. Accordingly such an entry to that effect has been made into the record of rights through mutation entry no. 12064.
10. That thereafter M/S Manidhari Strips Pvt.Ltd. cleared the encumbrance of non agricultural cess hence M/S Manidhari Strips Pvt.ltd. become actual owner of said property.
-
11. That thereafter as per Fresh Certificate of Incorporation dt. 01/04/2011 that M/s. Manidhari Strips Pvt. Ltd has been changed to M/s. Manidhari Realtors Pvt. Ltd. Accordingly such an entry to that effect has been made into the record of rights through mutation entry no. 11394.
12. That thereafter M/s. Manidhari Realtors Pvt. Ltd has sold its undivided share i.e. land admeasuring 08 Hectares 65.34 Are out of the 17 Hectares 30.68 Ares vide Sale Deed bearing Sr. No. 7622 dt. 17/07/2013 to Heritage Ashcon Properties for consideration of Rs.15, 00, 00,000/-. Accordingly such an entry to that effect has been made into the record of rights through mutation entry no. 16933.
13. That the above mentioned properties falls under the Residential zone as per order dt. 05/05/2014 and 20/04/2011 of the Asst. Director, Town Planning, Solapur Municipal Corporation and also they also got revised layout for Residential Purpose vide its Order of the ADTP, Solapur Municipal Corporation bearing Sr. No. SSNR/NR/21/2014 dt. 05/05/2015. and demarcated the several plots out of the said land.
14. That thereafter it is seen that 1. M/s Manidhari Realtors Pvt. Ltd 2. Heritage Ashcon Properties have applied for the Sub Division of the Plot No. 210 +211 to the Assistant Director, Town Planning, Solapur Municipal Corporation and accordingly Asst. Director, Town Planning, Solapur Municipal Corporation has allowed the said application and passed the Sub Division Order bearing Sr. No. SSNR/NR/19/72 dt. 17/07/2019 in favor of 1. M/s Manidhari Realtors Pvt. Ltd 2. Heritage Ashcon Properties
15. That thereafter 1. M/s Manidhari Realtors Pvt. Ltd 2. Heritage Ashcon Properties have executed the Agreement for Sale bearing Sr. No. 2260 dt. 17/06/2021 to sell the Plot No. 210+211/354 admeasuring 109.40_sq. mtrs in "Manidhari Heritage Empire" to Mr. Ganesh Sakharam Kadam.

16. That thereafter 1. M/s Manidhari Realtors Pvt. Ltd 2. Heritage Ashcon Properties have sold the Plot No. 210+211/35 admeasuring 109.40_sq. mtrs in “Manidhari Heritage Empire” to Mr. Ganesh Sakham Kadam for consideration of Rs. 15,89,000/- vide Sale Deed bearing Sr. No. 2275 dt.17/06/2021. Accordingly such an entry to that effect has been made into the record of rights through mutation entry no. 42462.

17. That thereafter Mr. Ganesh Sakham Kadam has agreed to Sell the Plot No. 210+211/35 admeasuring 109.40_sq. mtrs in “Manidhari Heritage Empire” to 1.Mr. Anish Santosh Bhat 2.Mr. Rutik Santosh Bhat.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

- Sale Deed bearing Sr. No.2275 dt.17/06/2021 executed by 1. M/s Manidhari Realtors Pvt. Ltd 2. Heritage Ashcon Properties in favor of Mr. Ganesh Sakham Kadam.

PART V: OTHER PROVISIONS:

- 5.1 Whether provisions of urban land ceiling act are applicable? NA
- 5.2 Whether any property/ies intend 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 the competent Authority? YES
- 5.5 Whether up to date tax/land revenue has been paid in respect of the property? NA
- 5.6 Whether all original documents for last 13/30 years have been scrutinized; if not give reasons? No (Not Provided)
- 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 competency 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? _____ years (remaining period) – NA
- 5.11 Whether the land is Adivasi (tribal) land? NO
- 5.12 Whether the land /property are joint family property? -NO
- 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 favour of the loan applicant? No
- 5.16 Whether the said POA holder has/had authority to sell the property under POA? NA
- 5.17 Whether POA as recorded in 5.15 is registered? NA
- 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- NA
- 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 line to obtain such permission; and any premium payable to the Authority upon such transfer- No

5.20 Whether Search Report is obtained and submitted? YES

Search Report Details: -

Search Conducted Years: 13 yrs from 2014 to 2026

Name of the Advocate / Searcher: Adv. Manish Adam

Search Report Date: 10/09/2026

Note:

5.21 Whether EC is obtained? NA

EC Details: - NA

No. of Years EC Obtained: NA

Any Encumbrance to Specify: **NO**

EC Applied by:

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 registered/equitable mortgage and the documents of title referred to above are perfect evidence of the title and that if the said registered/equitable mortgage is created in the manner required by law, it would satisfy the requirements of creation of registered/equitable mortgage.

I/We further certify that **Mr. Ganesh Sakharam Kadam** is clear has derive a valid, clear, marketable and without encumbrance of what so ever type in the property/ies stated above

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co- Borrower **1.Mr. Anish Santosh Bhat 2.Mr. Rutik Santosh Bhat**

The following original documents to be collected by ICICI HFC for creation of registered/equitable mortgage of the said property: -

Following documents needs to be submitted at the time of disbursement of the loan: -

1. Sale Deed executed by Mr. Ganesh Sakharam Kadam in favor of 1.Mr. Anish Santosh Bhat 2.Mr. Rutik Santosh Bhat along with Registration Receipt and Index II(Original).
2. Sale Deed bearing Sr. No.2275 dt.17/06/2021 executed by 1. M/s Manidhari Realtors Pvt. Ltd 2. Heritage Ashcon Properties in favor of Mr. Ganesh Sakharam Kadam. along with Registration Receipt and Index II. (Original).
3. Agreement for Sale Deed bearing Sr. No. 2260 dt.17/06/2021 executed by 1. M/s Manidhari Realtors Pvt. Ltd 2. Heritage Ashcon Properties in favor of Mr. Ganesh Sakharam Kadam along with Registration Receipt and Index II. (Original).
4. Latest 7 x 12 Extract of Plot No. 210+211/35 admeasuring 109.40 sq. mtrs out of Survey No. 145/2A, 145/2B/2B/2 (Part), 146/2B, 146/1B1, 146/2A/1, 146/2A/2, Situated at Kasabe Solapur, Taluka – North Solapur, Dist. – Solapur.(Certified/Digital)

Following documents are required post disbursal: (if any): - NIL

REMARKS (if any): - NIL

Yours Faithfully,

Adv. Manish Adam



Adv. Manish Adam

M.com, LL.M

Flat No.23, Padmanagar Co-operative
Housing Society, New Paccha Peth
Solapur – 413006.

Email: adam.manish09@gmail.com
Cell: 9850165731

SEARCH REPORT

To,
ICICI Home Finance Company Limited.
Solapur.

Sub: Search and Title Verification Report in respect of Plot No. 210+211/35 admeasuring 109.40 sq. mtrs in “Manidhari Heritage Empire” out of Survey No. 145/2A,145/2B/2B/2 Paiki, 146/2B,146/1B1,146/2A/1,146/2A/2, Situated at Kasabe Solapur, Taluka - North Solapur, Dist- Solapur which is owned and possessed by 1.Anish Santosh Bhat 2.Mr. Rutik Santosh Bhat

Sir ,

That as per the request, I have taken search of Index –II and verified the documents mentioned in Schedule II in respect of the above mentioned property in order to ascertain clear and marketable title to the aforesaid property from the office of Sub- Registrar and Tahsildar, Taluka – Kasabe Solapur for the period of 2014 to 2026. That on perusal of the documents mentioned in schedule II, it reveals that the title of **Mr. Ganesh Sakharam Kadam** is clear and marketable without any encumbrance of what so ever type.

Discription of Property

All that piece & parcel of Plot No. 210+211/35 admeasuring 109.40 sq. mtrs in “Manidhari Heritage Empire” out of Survey No. 145/2A,145/2B/2B/2 Paiki, 146/2B,146/1B1,146/2A/1,146/2A/2, Situated at Kasabe Solapur, Taluka - North Solapur, Dist- Solapur which is bounded as follow :-

East	:	Plot No.210+211/42
South	:	Plot No.210+211/34
West	:	9.00 mtrs Road
North	:	Plot No.210+211/34

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

1. Draft Copy of the Sale Deed executed by Mr. Ganesh Sakharam Kadam in favor of 1.Mr. Anish Santosh Bhat 2.Mr. Ritik Santosh Bhat (Photo Copy).

2. Sale Deed bearing Sr. No.2275 dt.17/06/2021 executed by 1. M/s Manidhari Realtors Pvt. Ltd 2. Heritage Ashcon Properties in favor of Mr. Ganesh Sakharam Kadam. (Photo Copy).
3. Agreement for Sale Deed bearing Sr. No. 2260 dt.17/06/2021 executed by 1. M/s Manidhari Realtors Pvt. Ltd 2. Heritage Ashcon Properties and Mr. Ganesh Sakharam Kadam. (Photo Copy).
4. 7 x 12 Extract of Plot No. 210+211/35 admeasuring 109.40 sq. mtrs out of Survey No. 145/2A, 145/2B/2B/2 (Part), 146/2B, 146/1B1, 146/2A/1, 146/2A/2, Situated at Kasabe Solapur, Taluka – North Solapur, Dist. – Solapur . (Photo Copy).

PART III: FLOW OF TITLE OF PROPERTY: (HISTORY OF TITLE)

History of Passing title of Gat Nos 145/2A,145/2B/2 Part,146/2A/1 and 146/1B/1.

1. The Said property was originally owned and possessed by Yashwant Sahakari Soot Girani.
2. That the above mentioned Gat No. is converted to the Non Agriculture vide its Order of the Collector, Solapur bearing Sr. No. RB/WS/III-C/1363 dt. 30/04/1973.
3. That thereafter Yashwant Sahakari Soot Girani had obtained loan from Maharashtra State Co-operative Bank Ltd by executing Mortgage Deed bearing no. 4519 Dt.29/08/2001.
4. That thereafter Said mill could not repay the loan and had stopped its production activities from 16/08/2000.hence Maharashtra State Co-operative Bank Ltd passed resolution in its board and had decided to take action against the mill under the securitization & reconstruction of financial Assets & Enforcement of Security Interest Act.2002 and Accordingly Maharashtra State Co-operative Bank Ltd issued letter to said mill on 08/01/2004 and thereafter said bank has taken actual possession of the said land on 28/07/2007.
5. That thereafter the said bank has invited the tenders in the news paper.
6. The thereafter the highest tender of M/s.I/B Enterprises was accepted of Rs.5.22 crores for the above mentioned property.
7. That thereafter M/s.I/B Enterprise's executive committee has resolved and agreed to execute a sale transaction of the above mentioned land in the name of M/S. Manidhari Strips Pvt.Ltd.
8. Before taking action the directors of Handlooms and Power looms Maharashtra State,Nagpur has given permission to sale the property of Yashwant Sahakari Soot Girani on certain terms and condition and accordingly the liquidator by his letter Dt.28/06/2010 has informed the manager consent for sale of the above mentioned lands. The authorized officer and the manager, Maharashtra State Co-Operative Bank

Ltd.Mumbai Has also issued the sale certificate in favor of M/S Manidhari Strips Pvt.Ltd.Dt.14/07/2010.

9. That thereafter Sale Deed bearing Sr. No. 1239 dt. 02/02/2011 was executed by the Maharashtra State Co-Operative Bank Ltd.Mumbai in favor of M/S Manidhari Strips Pvt.Ltd. accordingly such an entry to that effect has been made into the record of rights through mutation entry no. 10880.
10. That thereafter Deed of Rectification bearing Sr. No. 6735 dt. 01/08/2011 was executed by the Maharashtra State Co-Operative Bank Ltd.Mumbai in favor of M/S Manidhari Strips Pvt.Ltd. Accordingly such an entry to that effect has been made into the record of rights through mutation entry no. 12064.
11. That thereafter M/S Manidhari Strips Pvt.Ltd. cleared the encumbrance of non agricultural cess hence M/S Manidhari Strips Pvt.ltd. become actual owner of said property.
12. That thereafter as per Fresh Certificate of Incorporation dt. 01/04/2011 that M/s. Manidhari Strips Pvt. Ltd has been changed to M/s. Manidhari Realtors Pvt. Ltd. Accordingly such an entry to that effect has been made into the record of rights through mutation entry no. 11394.
13. That thereafter M/s. Manidhari Realtors Pvt. Ltd has sold its undivided share i.e. land admeasuring 08 Hectares 65.34 Are out of the 17 Hectares 30.68 Ares vide Sale Deed bearing Sr. No. 7622 dt. 17/07/2013 to Heritage Ashcon Properties for consideration of Rs.15, 00, 00,000/-. Accordingly such an entry to that effect has been made into the record of rights through mutation entry no. 16933.

History of Passing title of Gat No 146/2A/2 and 146/2B.

1. The Said property was Originally owned and possessed by Solapur Sahakari Soot Girani.
2. That the above mentioned Gat No. is converted to the Non Agriculture vide its Order of the Collector, Solapur bearing Sr. No. RB/WS/III-C/957 dt. 22/03/1976.
3. That thereafter Solapur Sahakari Soot Girani had obtained loan from Maharashtra State Co-operative Bank ltd by executing Mortgage Deed.
4. That thereafter Said mill could not repay the loan and had stopped its production activities from 16/08/2000.hence Maharashtra State Co-operative Bank ltd passed resolution in its board and had decided to take action against the mill under the securitization & reconstruction of financial Assets & Enforcement of Security Interest Act.2002 and Accordingly Maharashtra State Co-operative Bank ltd issued letter to said mill and taken actual possession of the said land on 09/08/2004.
5. That thereafter the said bank has invited the tenders in the news papers.
6. The thereafter the highest tender of M/s. I/B Enterprises was accepted of Rs.7.85 crores for the above mentioned property.

7. That thereafter M/s. I/B Enterprise's executive committee has resolved and agreed to execute a sale transaction of the above mentioned land in the name of M/S. Manidhari Strips Pvt.Ltd.
8. That thereafter Sale Deed bearing Sr. No. 1239 dt. 02/02/2011 was executed by the Maharashtra State Co-Operative Bank Ltd.Mumbai in favor of M/S Manidhari Strips Pvt.Ltd. accordingly such an entry to that effect has been made into the record of rights through mutation entry no. 10880.
9. That thereafter Deed of Rectification bearing Sr. No. 6735 dt. 01/08/2011 was executed by the Maharashtra State Co-Operative Bank Ltd.Mumbai in favor of M/S Manidhari Strips Pvt.Ltd. Accordingly such an entry to that effect has been made into the record of rights through mutation entry no. 12064.
10. That thereafter M/S Manidhari Strips Pvt.Ltd. cleared the encumbrance of non agricultural cess hence M/S Manidhari Strips Pvt.ltd. become actual owner of said property.
-
11. That thereafter as per Fresh Certificate of Incorporation dt. 01/04/2011 that M/s. Manidhari Strips Pvt. Ltd has been changed to M/s. Manidhari Realtors Pvt. Ltd. Accordingly such an entry to that effect has been made into the record of rights through mutation entry no. 11394.
12. That thereafter M/s. Manidhari Realtors Pvt. Ltd has sold its undivided share i.e. land admeasuring 08 Hectares 65.34 Are out of the 17 Hectares 30.68 Ares vide Sale Deed bearing Sr. No. 7622 dt. 17/07/2013 to Heritage Ashcon Properties for consideration of Rs.15, 00, 00,000/-. Accordingly such an entry to that effect has been made into the record of rights through mutation entry no. 16933.
13. That the above mentioned properties falls under the Residential zone as per order dt. 05/05/2014 and 20/04/2011 of the Asst. Director, Town Planning, Solapur Municipal Corporation and also they also got revised layout for Residential Purpose vide its Order of the ADTP, Solapur Municipal Corporation bearing Sr. No. SSNR/NR/21/2014 dt. 05/05/2015. and demarcated the several plots out of the said land.
14. That thereafter it is seen that 1. M/s Manidhari Realtors Pvt. Ltd 2. Heritage Ashcon Properties have applied for the Sub Division of the Plot No. 210 +211 to the Assistant Director, Town Planning, Solapur Municipal Corporation and accordingly Asst. Director, Town Planning, Solapur Municipal Corporation has allowed the said application and passed the Sub Division Order bearing Sr. No. SSNR/NR/19/72 dt. 17/07/2019 in favor of 1. M/s Manidhari Realtors Pvt. Ltd 2. Heritage Ashcon Properties
15. That thereafter 1. M/s Manidhari Realtors Pvt. Ltd 2. Heritage Ashcon Properties have executed the Agreement for Sale bearing Sr. No. 2260 dt. 17/06/2021 to sell the Plot No. 210+211/354 admeasuring 109.40_sq. mtrs in "Manidhari Heritage Empire" to Mr. Ganesh Sakharam Kadam.

16. That thereafter 1. M/s Manidhari Realtors Pvt. Ltd 2. Heritage Ashcon Properties have sold the Plot No. 210+211/35 admeasuring 109.40_sq. mtrs in “Manidhari Heritage Empire” to Mr. Ganesh Sakharam Kadam for consideration of Rs. 15,89,000/- vide Sale Deed bearing Sr. No. 2275 dt.17/06/2021. Accordingly such an entry to that effect has been made into the record of rights through mutation entry no. 42462.
17. That thereafter Mr. Ganesh Sakharam Kadam has agreed to Sell the Plot No. 210+211/35 admeasuring 109.40_sq. mtrs in “Manidhari Heritage Empire” to 1.Mr. Anish Santosh Bhat 2.Mr. Rutik Santosh Bhat.

Opinion

That on the basis of the documents mentioned in schedule –II of this report and on the basis of search taken by me in the office of Sub – Registrar, North Solapur, the title of **Mr. Ganesh Sakharam Kadam** is clear and marketable without any encumbrance of what so ever type.

This search and title verification report is dated 10/09/2026.

Thanking You
(Manish G. Adam)
Advocate

As per your instructions we have carried out the searches of Extract of Index-II in the Office/s of Sub-Registrar for 13 year i.e. for 2014-2026 vide Receipt No. /Challan No. MH009920731202627U/1115442070 dt.09/09/2026.

The Office of Sub-Registrar:-

2011	NIL
2012	NIL
2013	NIL
2014	NIL
2015	NIL
2016	NIL
2017	NIL
2018	NIL
2019	NIL
2020	NIL
2021	Sale Deed bearing Sr. No.2275 dt.17/06/2021 executed by 1. M/s Manidhari Realtors Pvt. Ltd 2. Heritage Ashcon Properties in favor of Mr. Ganesh Sakharam Kadam Agreement for Sale Deed bearing Sr. No. 2260 dt.17/06/2021 executed by 1. M/s Manidhari Realtors Pvt. Ltd 2. Heritage Ashcon Properties in favor of Mr. Ganesh Sakharam Kadam
2022	NIL
2023	NIL
2024	NIL

2025	NIL
2026	NIL

The Papers given to us are returned with the report.

Thanking You
(Manish G. Adam)
Advocate



CHALLAN
MTR Form Number-6



GRN	MH009920731202627U	BARCODE			Date	09/09/2026-13:52:12		Form ID		
Department Inspector General Of Registration					Payer Details					
Search Fee					TAX ID / TAN (If Any)					
Type of Payment Other Items					PAN No.(If Applicable)					
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN					Full Name		manish gourishankar adam			
Location PUNE										
Year 2026-2027 One Time					Flat/Block No.					
Account Head Details				Amount In Rs.	Premises/Building					
0030072201 SEARCH FEE				325.00	Road/Street					
					Area/Locality					
					Town/City/District					
					PIN					
					Remarks (If Any)					
					Amount In	Three Hundred Twenty Five Rupees Only				
Total				325.00	Words					
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	00040572026090946648		CPAHFPVUM8	
Cheque/DD No.					Bank Date	RBI Date	09/09/2026-13:24:53		Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID : 662703376

Mobile No. : XXXXXX5045

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

MH009920731202627U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
09 Sep 2026	Receipt	Receipt no.: 1115442070
	Name of the Applicant :	manish gourishankar adam
	Details of property of which document has to be searched :	Dist :Solapur Village :Solapur Kasabe S.No/CTS No/G.No. : 145
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH009920731202627U		
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'.		