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**FLAIRNETIC ADVOCATES**

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

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**Ref / Application No. 77000333820**

**Date: 17/08/2026**

**LEGAL SCRUTINY REPORT**

**To,**

**ICICI HFC Ltd.,**

**Shivaji Nagar, Pune-05,**

**Dear Sir/ Madam,**

**Legal Scrutiny Report in respect of the File of MR. SANDIP CHITNIS**

**PART I: PROPERTY DETAILS:**

- 1. Name of the Applicant/Borrower/s: MR. SANDIP CHITNIS**
- 2. Name of the Co-applicant/s: (If any): MRS. SWAPNALI SANDEEP CHITANIS**
- 3. Type of Loan: BUILDER PURCHASE**
- 4. Purpose of Loan: Home loan**
- 5. Name of the Mortgagor: MRS. SWAPNALI SANDEEP CHITANIS**
- 6. Description of the Property (With Boundaries):**

**All the Piece and Parcel of Property Being Flat No. B-708, On 7<sup>th</sup> Floor, area admeasuring 46.84 Sq. Mtrs., along with dry balcony area admeasuring 2.65 Sq. Mtrs., in the Building B, in the Project known as "TIRUPATI ETERNIA GREENS", Constructed on land bearing**



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**Survey No. 175/1, Situated at Village- Charholi Budruk, Taluka-Haveli, District-Pune, within the limit of PCMC,(Herein referred as Said flat/ Property).**

**7. Nature/ Status of the Property: Freehold**

**8. Type of Property: Residential**

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

1. Draft of Agreement to be executed between M/s. S.S. Developers through its partner Mr. Suresh Vitthalrao Patil, Mr. Sanjay Santuram Pathare and Others (therein referred as Promoter/Developer) and **Mrs. Swapnali Sandeep Chitanis** (therein referred as Allotee) and Mr. Hiranman Narayan Burde through his POAH M/s. S.S. Developers through its partner Mr. Suresh Vitthalrao Patil, Mr. Sanjay Santuram Pathare and Others (therein referred as Landowner/Consenting party)
2. Copy of Supplementary Agreement dated 21/11/2024 (Reg. No. HVL-8/23964/2024) executed between Mr. Hiranman Narayan Burde (therein referred as Vendor) and Sangita Hiranman Burde and Others (therein referred as Consenting party) and M/s. S.S. Developers through its partner Mr. Suresh Vitthalrao Patil, Mr. Sanjay Santuram Pathare and Others (therein referred as Developer)
3. Copy of Development Agreement dated 16/01/2023 (Reg. No. HVL-8/993/2023) executed between Mr. Hiranman Narayan Burde (therein referred as Owner) and Mrs. Sangita Hiranman Burde and Others (therein referred as Consenting party) and M/s. S.S. Developers through its partner Mr. Suresh Vitthalrao Patil, Mr. Sanjay Santuram Pathare and Others (therein referred as Promoter/Developer)
4. Copy of Sale Deed dated 19/05/2022 (Reg. No. HVL-14/6762/2022) executed between Mr. Swapnil Ashok Burde, Mr. Akshay Anil Burde and Others (therein referred as Vendor) and M/s. S.S. Developers through its partner Mr. Suresh Vitthalrao Patil, Mr. Sanjay Santuram Pathare and Others (therein referred as Purchaser)
5. Copy of Sale Deed dated 01/02/2022 (Reg. No. HVL-14/15328/2021) executed between Balasaheb Ganuji Burde and Others (therein referred as Vendor) and Mr. Ganesh Balasaheb Burde and Others (therein referred as Consenting party) and M/S. Jay Ganesh Developers



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- through its Partners Mr. Chandrakant Dyaneshwar Burde, Mr. Ashok Dyaneshwar Burde and Mr. Tejas Sopan Burde (therein referred as Purchaser)
6. Copy of Sale Deed dated 26/10/2020 (Reg. No. HVL-14/9546/2020) executed between Mr. Sanjay Narayan Burde (therein referred as Vendor) and Mr. Swapnil Ashok Burde and Chandrakant Burde (therein referred as Purchaser) and Sachin Sanjay Burde (therein referred as Consenting party)
  7. Copy of Sale Deed dated 19/12/2019 (Reg. No. HVL-27/18391/2019) executed between Chandrakant Dhyaneshwar Burde and Others (therein referred as Purchaser) Baburao Ranju Burde and Others (therein referred as Vendor)
  8. Copy of Partnership Deed dated 01/11/2022 executed between Mr. Sanjay Santuram Pathare. Mr. Sachin Gulab Raskar and Mr. Suresh Vitthalrao Patil (therein referred as Partners)
  9. Copy of RERA Registration Certificate dated 08/09/2023 bearing no. P52100051439 issued by Maharashtra Real Estate Regulatory Authority.
  10. Copy of Order dated 16/09/2022 passed by CJJD, Pimpri Court in RCS No. 178/2019
  11. Copy of NA Order dated 20/02/2023 bearing no. JAMIN/NA/SR/101/2023 issued by Upper Tahsildar.
  12. Copy of 7/12 Extract.
  13. Copy of Commencement Certificate dated 10/02/2023 bearing no. B.P./CHARHOLI/17/2023 issued by PCMC.
  14. Copy of Completion Certificate dated 08/05/2026 bearing no. 365/2026 issued by PCMC.

#### **NARRATION OF TITLE FLOW:**

1. We have perused the aforesaid diverse deeds and documents and we find that, Mr. Babu Rangu Burde, Mr. Sopan Rangu Burde, Mr. Genu Rangu Burde and Mr. Ramchandra Rangu Burde were the owners of land total area admeasuring 00 H 39 R out of Survey No. 175/1, Situated at Village- Charholi Budruk, Taluka-Haveli, District-Pune, within the limit of PCMC. **(Said Larger Land)**
2. We find that Mr. Genu Rangu Burde died on 21/10/1997 leaving behind his legal heirs Mr. Balasaheb Genjuji Burde, Mr. Dyaneshwar Genjuji Burde, Mr. Vijay Genjuji Burde, Mrs. Shakuntala Baban Pawale, Laxmi Vijay Pawar, accordingly names of said legal heirs were recorded on 7/12 vide mutation entry no. 18014.



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3. We find that Sopan Rangu Burde died on 21/07/1986 leaving behind his legal heirs Mrs. Bhama Vithoba Raskar, Mrs.Latika Baban Hole, Mrs.Alka Ramchandra Shirke, Mrs. Meena Ashok Vidhate and his pre deceased son Mr. Mauli Sopan Burde"s heirs namely Mrs. Meena Mauli Burde, Master Vaibhav Mauli Burde, accordingly said legal heirs were recorded on 7/12 vide mutation entry no. 20282.
4. We find that Balu alias Baburao Burde died on 03/06/1978 leaving behind his legal heirs Mr. Dattatraya Balu alias Baburao Burde, Mr. Dattatraya Balu alias Baburao Bur were recorded on 7/12 vide mutation entry no. 21288
5. We find that Mr. Ramchandra Rangu Burde died on 03/09/2002 leaving behind his legal heirs Mr. Mahadev, Mr. Govind, Mr. Dharamdas, Mr. Gulab Ramchandra Burde, Mrs.Bayadabai Pandurang Girme, accordingly said legal heirs were recorded on 7/12 vide mutation entry no. 19953.
6. We find that vide Sale Deed dated 19/12/2019 (Reg. No. HVL-27/18391/2019) Mr. Chandrakant Dyaneshwar Burde, Mr. Swapnil Ashok Burde, Mr. Tejas Sopan Burde, Mr. Rahan Sunil Burde, Mr. Hiranman Narayan Burde, Mr. Sanjay Narayan Burde, Mr. Akshay Anil Burde, Mr. Rohit Santosh Burde and Mr. Ganeshrao Saheb Burde purchased an area admeasuring 00 H. 29.25 R. out of said larger land from Mr. Dattatraya Babu alias Baburao Burde, Mr. Mahadev Ramchandra Burde, Mr. Govind Ramchandra Burde, Mr. Dharmadas Ramchandra Burde and Others,
7. We find that vide Sale Deed dated 26/10/2020 (Reg. No. HVL-14/9546/2020) Mr. Chandrakant Dyaneshwar Burde and Mr. Swapnil Ashok Burde purchased area admeasuring 00 H 02.925 R out of said larger land from Mr. Sanjay Narayan Burde and others with the consent of Mr. Sachin Sanjay Burde.
8. We find that vide Sale Deed dated 01/02/2022 (Reg. No. HVL-14/15328/2021) M/S. Jay Ganesh Developers through its Partners Mr. Chandrakant Dyaneshwar Burde, Mr. Ashok Dyaneshwar Burde and Mr. Tejas Sopan Burde purchased 00 H 9.75 R out of said larger land Mr. Balasaheb Genjuji Burde, Mr. Dyaneshwar Genjuji Burde, Mr. Vijay Genjuji Burde, Mrs. Shakuntala Baban Pawale and Others.
9. We find that vide Sale Deed dated 19/05/2022 (Reg. No. HVL-14/6762/2022) M/S. S.S. Developers through its Partners Sanjay Santuram Pathare, Sachin Gulab Raskar purchased area admeasuring 00 H. 36.28 R. from Mr. Swapnil Ashok Burde, Mr. Akshay Anil Burde, Mr. Rohan



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Sunil Burde, Mr. Rohit Santosh Burde, Mr. Hiranman Narayan Burde, Mr. Chandrakant Dyaneshwar Burde, Mr. Tejas Sopan Burde, Mr. Ganesh Raosaheb Burde, M/S Jai Ganesh Developer – Partner Mr. Ashok Dyaneshwar Burde, Mr. Tejas Sopan Burde, Mr. Chandrakant Dyaneshwar Burde. Accordingly their name were recorded on 7/12 vide mutation entry no. 23516

10. We find that Mr. Dyneshwar Mahadu Burde, Mr. Pandurang Mahadu Burde, Mr. Narayan Mahadu Burde, Mr. Popat Mahadu Burde, Mr. Bhausahab Mahadu Burde and Mr. Raosaheb Mahadu Burde had filed the Regular Civil Suit No. 178/2019 in the Court of Hon. Civil Judge Junior Division at Pimpri against Mr. Babu Rangu Burde, Mr. Balu Sopan Burde, Mrs. Meena Mauli Burde, Mr. Vaibhav Mauli Burde Mrs. Latika Baban Hole, Mrs. Alka Ramchandra Shirke, Mrs. Meena Ashok Vidhate, Mrs. Bhama Vithoba Raskar, Mr. Balasaheb Genu Burde, Mr. Vijay Genu Burde, Mr. Dyaneshwar Genu Burde, Mrs. Shakuntala Mahadeo Pawale, Mrs. Laxmi Vijay Pawar, Mr. Mahadeo Ramchandra Burde, Mr. Govind Ramkchandra Burde, Mr. Gulab Ramchandra Burde, Mr. Dharamdas Ramchandra Burde, Mr. Baidabai Pandurang Girme for Specific Performance of Contract, Injunction, etc. The parties had compromised the subject matter of the Said Suit and the Plaintiff"s had withdrawn the Said Suit by the Application and Purshis at vide Ex. 39 and 40 on 16/09/2022 with the permission of the Hon"ble Court. We find that vide its Order dated 16/09/2022 the Court disposed off the said Suit as Withdrawn.
11. We find that vide Development Agreement dated 16/01/2023 (Reg. No. HVL-8/993/2023) Mr. Hiranman Narayan Burde with the consent of Mrs. Sangita Hiranman Burde and Others granted development right of area admeasuring 00 H 2.72 R out of said larger land in favour of M/s. S.S. Developers through its partner Mr. Suresh Vitthalrao Patil, Mr. Sanjay Santuram Pathare and Others **{in leu of said development agreement M/s. S.S. Developers agreed to allotted 1840 Sq. Mtrs. Carpet residential (each 460 Sq. Ft. i.e. 94 Sq. Mtrs. In favour of land Owners}**
12. We find that by obtaining all requisite permissions from competent authority M/s. S.S. Developers through its partner Mr. Suresh Vitthalrao Patil, Mr. Sanjay Santuram Pathare and Others constructed building on said land under the name and style as **"TIRUPATI ETERNIA GREENS"**.
13. We find that vide Supplementary Agreement dated 21/11/2024 (Reg. No. HVL-8/23964/2024) in leu of said development agreement M/s. S.S. Developers allotted units in favour of land owners as mentioned below;-



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| UNIT/GALA | WING | CARPET AREA     |
|-----------|------|-----------------|
| 410       | C    | 33.74 Sq. Mtrs. |
| 310       | C    | 33.67 Sq. Mtrs. |
| 310       | B    | 34.28 Sq. Mtrs. |
| 410       | B    | 34.28 Sq. Mtrs. |

14. We find that said Developer has got registered the said Project with RERA vide Registration Certificate dated 08/09/2023 bearing no. P52100051439.
15. **We find from Search vide Mortgage Deed dated 28/05/2025 (Reg. No. HVL-8/12154/2025) M/s. S.S. Developers through its partner Mr. Suresh Vitthalrao Patil, Mr. Sanjay Santuram Pathare and Others availed loan against the said land from ICICI Home Finance Ltd.**
16. We find that vide Draft of Agreement Mrs. Swapnali Sandeep Chitanis intends to purchased Flat No. B-708, On 7<sup>th</sup> Floor, area admeasuring 46.84 Sq. Mtrs., along with dry balcony area admeasuring 2.65 Sq. Mtrs., in the Building B, in the Project known as “TIRUPATI ETERNIA GREENS”, Constructed on land bearing Survey No. 175/1, Situated at Village- Charholi Budruk, Taluka-Haveli, District-Pune, within the limit of PCMC (**Said Flat**) from M/s. S.S. Developers through its partner Mr. Suresh Vitthalrao Patil, Mr. Sanjay Santuram Pathare and Others with the consent of Mr. Hiranman Narayan Burde.

#### PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

1. Draft of Agreement to be executed between M/s. S.S. Developers through its partner Mr. Suresh Vitthalrao Patil, Mr. Sanjay Santuram Pathare and Others (therein referred as Promoter/Developer) and **Mrs. Swapnali Sandeep Chitanis** (therein referred as Allotee) and Mr. Hiranman Narayan Burde through his POAH M/s. S.S. Developers through its partner Mr. Suresh Vitthalrao Patil, Mr. Sanjay Santuram Pathare and Others (therein referred as Landowner/Consenting party)
2. Copy of Supplementary Agreement dated 21/11/2024 (Reg. No. HVL-8/23964/2024) executed between Mr. Hiranman Narayan Burde (therein referred as Vendor) and Sangita Hiranman Burde



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- and Others (therein referred as Consenting party) and M/s. S.S. Developers through its partner Mr. Suresh Vitthalrao Patil, Mr. Sanjay Santuram Pathare and Others (therein referred as Developer)
3. Copy of Development Agreement dated 16/01/2023 (Reg. No. HVL-8/993/2023) executed between Mr. Hiranman Narayan Burde (therein referred as Owner) and Mrs. Sangita Hiranman Burde and Others (therein referred as Consenting party) and M/s. S.S. Developers through its partner Mr. Suresh Vitthalrao Patil, Mr. Sanjay Santuram Pathare and Others (therein referred as Promoter/Developer)
  4. Copy of Sale Deed dated 19/05/2022 (Reg. No. HVL-14/6762/2022) executed between Mr. Swapnil Ashok Burde, Mr. Akshay Anil Burde and Others (therein referred as Vendor) and M/s. S.S. Developers through its partner Mr. Suresh Vitthalrao Patil, Mr. Sanjay Santuram Pathare and Others (therein referred as Purchaser)
  5. Copy of Sale Deed dated 01/02/2022 (Reg. No. HVL-14/15328/2021) executed between Balasaheb Ganuji Burde and Others (therein referred as Vendor) and Mr. Ganesh Balasaheb Burde and Others (therein referred as Consenting party) and M/S. Jay Ganesh Developers through its Partners Mr. Chandrakant Dyaneshwar Burde, Mr. Ashok Dyaneshwar Burde and Mr. Tejas Sopan Burde (therein referred as Purchaser)
  6. Copy of Sale Deed dated 26/10/2020 (Reg. No. HVL-14/9546/2020) executed between Mr. Sanjay Narayan Burde (therein referred as Vendor) and Mr. Swapnil Ashok Burde and Chandrakant Burde (therein referred as Purchaser) and Sachin Sanjay Burde (therein referred as Consenting party)
  7. Copy of Sale Deed dated 19/12/2019 (Reg. No. HVL-27/18391/2019) executed between Chandrakant Dhyaneswar Burde and Others (therein referred as Purchaser) Baburao Ranju Burde and Others (therein referred as Vendor)
  8. Copy of Partnership Deed dated 01/11/2022 executed between Mr. Sanjay Santuram Pathare. Mr. Sachin Gulab Raskar and Mr. Suresh Vitthalrao Patil (therein referred as Partners)
  9. Copy of RERA Registration Certificate dated 08/09/2023 bearing no. P52100051439 issued by Maharashtra Real Estate Regulatory Authority.
  10. Copy of NA Order dated 20/02/2023 bearing no. JAMIN/NA/SR/101/2023 issued by Upper Tahsildar.
  11. Copy of 7/12 Extract.
  12. Copy of Commencement Certificate dated 10/02/2023 bearing no. B.P./CHARHOLI/17/2023 issued by PCMC.



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13. Copy of Completion Certificate dated 08/05/2026 bearing no. 365/2026 issued by PCMC.

**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? N.A
- 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.



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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:  
**Builder NOC**

5.20. Whether Search Report is obtained and submitted? YES

Search Report Details:

SearchConductedYears:13 years (from 2014 to 2026)

Name of the Advocate/Searcher: Adv. Dnyanada Dangal

**Search Report Date: 18/08/2026**

**Note:** We have conducted the online search for the said property on the 'igmaharashtra.gov.in' site for the period of last 13 years vide Challan no. **MH008342941202627U** and Receipt no.: 1115367201 **dated 18/08/2026** 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



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**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 **MRS. SWAPNALI SANDEEP CHITANIS is owner and have** clear and marketable title of said property as per mentioned above upon\_
2. The Mortgage if created will be available to ICICI HFC for the liability of the intending Borrower/ co-Borrower **MRS. SWAPNALI SANDEEP CHITANIS.**

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

**FOLLOWING DOCUMENTS NEED TO BE SUBMITTED PRIOR TO DISBURSAL OF LOAN**

**Disbursement of the loan:**

1. Original Agreement to be executed between M/s. S.S. Developers through its partner Mr. Suresh Vitthalrao Patil, Mr. Sanjay Santuram Pathare and Others (therein referred as Promoter/Developer) and **Mrs. Swapnali Sandeep Chitanis** (therein referred as Allotee) and Mr. Hiranman Narayan Burde through his POAH M/s. S.S. Developers through its partner Mr. Suresh Vitthalrao Patil, Mr. Sanjay Santuram Pathare and Others (therein referred as Landowner/Consenting party) with Index II and R.R
2. Original OCRs issued by M/s. S.S. Developers. in name of Mrs. Swapnali Sandeep Chitanis
3. Original NOC issued by “**M/s. S.S. Developers.**” for Creation of Mortgage in favor of ICICI Home Finance; in banks format.



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4. Original Release Letter/NOC issued by ICICI Home Finance Ltd for releasing charge over the said unit.
5. Copy of Index II of NOI executed between executed between Mrs. Swapnali Sandeep Chitanis (therein referred as Mortgagor) and ICICI HFC Limited (therein referred as Mortgagee); with RR & Index II

**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                                                                                                                                                                                                                                                                            |
| 2017 | NIL                                                                                                                                                                                                                                                                            |
| 2018 | NIL                                                                                                                                                                                                                                                                            |
| 2019 | Sale Deed dated 19/12/2019 (Reg. No. HVL-27/18391/2019) executed between Chandrakant Dhyaneswar Burde and Others (therein referred as Purchaser) Baburao Ranju Burde and Others (therein referred as Vendor)                                                                   |
| 2020 | Sale Deed dated 26/10/2020 (Reg. No. HVL-14/9546/2020) executed between Mr. Sanjay Narayan Burde (therein referred as Vendor) and Mr. Swapnil Ashok Burde and Chandrakant Burde (therein referred as Purchaser) and Sachin Sanjay Burde (therein referred as Consenting party) |
| 2021 | NIL                                                                                                                                                                                                                                                                            |
| 2022 | 1. Sale Deed dated 19/05/2022 (Reg. No. HVL-14/6762/2022) executed between Mr. Swapnil Ashok Burde, Mr. Akshay Anil Burde and Others (therein referred as Vendor) and M/s. S.S. Developers                                                                                     |

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|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|      | <p>through its partner Mr. Suresh Vitthalrao Patil, Mr. Sanjay Santuram Pathare and Others (therein referred as Purchaser)</p> <p>2. Copy of Sale Deed dated 01/02/2022 (Reg. No. HVL-14/15328/2021) executed between Balasaheb Ganuji Burde and Others (therein referred as Vendor) and Mr. Ganesh Balasaheb Burde and Others (therein referred as Consenting party) and M/S. Jay Ganesh Developers through its Partners Mr. Chandrakant Dyaneshwar Burde, Mr. Ashok Dyaneshwar Burde and Mr. Tejas Sopan Burde (therein referred as Purchaser)</p>                                                                                            |
| 2023 | NIL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 2024 | Supplementary Agreement dated 21/11/2024 (Reg. No. HVL-8/23964/2024) executed between Mr. Hiranman Narayan Burde (therein referred as Vendor) and Sangita Hiranman Burde and Others (therein referred as Consenting party) and M/s. S.S. Developers through its partner Mr. Suresh Vitthalrao Patil, Mr. Sanjay Santuram Pathare and Others (therein referred as Developer)                                                                                                                                                                                                                                                                     |
| 2025 | <p>1. Development Agreement dated 16/01/2023 (Reg. No. HVL-8/993/2023) executed between Mr. Hiranman Narayan Burde (therein referred as Owner) and Mrs. Sangita Hiranman Burde and Others (therein referred as Consenting party) and M/s. S.S. Developers through its partner Mr. Suresh Vitthalrao Patil, Mr. Sanjay Santuram Pathare and Others (therein referred as Promoter/Developer)</p> <p>2. Mortgage Deed dated 28/05/2025 (Reg. No. HVL-8/12154/2025) M/s. S.S. Developers through its partner Mr. Suresh Vitthalrao Patil, Mr. Sanjay Santuram Pathare and Others availed loan against the said land from ICICI Home Finance Ltd</p> |
| 2026 | NIL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |



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**FLAIRNETIC ADVOCATES**

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**PLACE: Pune**

**DATE: 18/08/2026**

**Your Faithfully,**

For Flairnetic Advocates