

**SOPANRAO MANE & CO
ADVOCATES**

MR.PRAVIN S. MANE

MR.PRADEEP MANE

Off: 4th Floor, Brahma Sky Uzuri, Near Bank of India, Dr. Ambedkar Chowk, Pimpri, Pune 411018

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LEGAL SCRUTINY REPORT

To,
The Credit Manager,
ICICI Home Finance Ltd,
Pune.

Date: 23/09/2026
LAN No. 77000358067

We/I have been requested by the above-named authority, to give our opinion in respect of the right, title and interest of the owners in the property which is subject matter of this report and rights of the owner/developer to develop it. We/I presumed that, all relevant documents along with supplementary documents if any, are submitted and there are no further document/s relating to the property which is subject matter of this report. It is also presumed that, executants of the particular instrument/s are fully empowered to execute it with the contents mentioned therein. It is presumed that, all relevant facts are disclosed in entirety. All information including documents that have been supplied to us have been accepted as being correct unless otherwise stated. Our maximum aggregate liability to any involved parties arising from, on in relation to this appointment (in contract, tort negligence or otherwise) howsoever, shall not in any circumstances exceed the professional fee payable to us for this specific mandate. It is presumed that, submitted documents and information's given are genuine. Except the addressee no person including person claiming through addressee can claim the report. It is exclusively prepared for addressee herein. All the documents are returned herewith without keeping copies of it. If any further clarification is required on any issue in that case you shall submit all the documents, which we have perused. This disclaimer shall override the provisions of any other Agreement executed hereinbefore. For the purpose of giving this opinion, we have gone through the documents submitted to us. We have gathered the information from the documents submitted to us and relied on the same and prepared our report which is as under:

Dear Sir / Madam,

Legal Scrutiny Report in respect of the file of Mr. Rahul Popatrao Shilimkar

PART I: PROPERTY DETAILS:

(A) Name of the Applicant/Borrower/s: Mr. Rahul Popatrao Shilimkar

(B) Name of the Co-applicant/s: (if any): Mrs. Ravisha Rahul Shilimkar

(C) Type of Loan: BT- TOP-UP

(D) Purpose of Loan: BT- TOP-UP

(E) Name of the Property Owner/s: Mr. Rahul Popatrao Shilimkar

(F) Description of the Property (with Boundaries):—

SCHEDULE – I
DISCRIPTION OF THE PROPRERTY

A. All that piece and parcel of the lands bearing S. No. 1, 2, 3, 4, 5, 6, 7, 8, 9,10(pt), 11 (pt), 12(pt), 13(pt), 14(pt), 15(pt), 16(pt), 17,18,19(pt), 20,21(pt), 23,24,26,36,53(pt),54(pt),55,56(pt),57,58,59,60,61(pt),62(pt),63,64,65,66,67,68,69,70,71,72,73,74,75,76,77,79,80(pt) and situated at revenue village Nanded and S.No.3 (pt),4 &5 forming part of village Khadakwasla admeasuring area 274.6977 Hectares within the limits of Gram Panchayat Samiti, Taluka Haveli Dist Pune and bounded as follow:-

On or towards North : - By Mutha River.

On or towards South : - By Mutha Right Bank Canal & Boundary of village Dhayari

On or towards East : - Village Boundary of Wadgaon (Kh)

On or towards West :- Mutha River and Khadakwasala Dam

B. All that piece and parcel of the lands bearing S. No. 10(pt), 11(pt), 12(pt), 13(pt), 14(pt),15(pt),16(pt),80(pt) forming part of village Nanded and S.No.2A &3 (pt) forming part of village Khadakwasla admeasuring area 4.5847 Hectares within the limits of Gram Panchayat Samiti, Taluka Haveli Dist Pune and bounded as follow :-

- On or towards North :- By Mutha River.
- On or towards South :- By Mutha Right Bank Canal & Boundary of village Dhayari.
- On or towards East :- Village Boundary of Wadgaon(Kh)
- On or towards West :- Mutha River and Khadakwasala Dam

C. All that and parcel of land admeasuring 41,766.60 sq. mtrs. referred to as NRD No.6 and comprising of

Survey No.	Hissa No.	Total Area	Area in NRD 16
2	6	0.61	0.04
2	7	0.61	0.61
3	11	0.26	0.26
3	12	0.35	0.20
3	14	0.10	0.10
3	15	0.14	0.14
4	1/2	2.07	1.85666
4	1/6	0.40	0.40
4	1/8	0.73	0.45
10	12/3C	0.18	0.12
		Total Area	4.17666

And forming part of village Nanded within the limits of Grampanchayat Samiti Taluka Haveli Dist Pune and bounded as under :

- On or towards North :-By NGD 7
- On or towards South :-By Mutha Right Bank Canal
- On or towards East :-By S. No. 10/9/3C
- On or towards West :-By S. No. 2/6 & 2/7

[Hereinafter referred to as “The Said Property”, for the sake of brevity and convenience]

SCHEDULE -II
DESCRIPTION OF THE FLAT

All that piece and parcel of **Flat No. I-1003 on 10th Floor** admeasuring area 59.18 Sq. Mtrs Carpet Area along with Terrace admeasuring area 5.57 Sq. Mtrs Carpet area in the scheme knows as **“SARANG” Wing No. “I”**, constructed on land mentioned in Schedule 1.

PART II: LIST OF DOCUMENTS SUBMITTED BEFORE US FOR SCRUTINY AND LEGAL OPINION:

1. Copy of Agreement to Sale executed by M/s. Nanded City Development and Construction Company Ltd in favour of Mr. Rahul Popatrao Shilimkar, which is registered in the office of Sub-Registrar Haveli at Sr. No. 7356/2014 dated 02/09/2014 along with Index-II and RR.
2. Copy of N A Order vide bearing No. PMH/KV/1566/2009 dated 07/07/2009.
3. Copy of Society Registration Certificate vide bearing No. PNA/PNA(4)/HSG/(TC)/21326/2019-2020 dated 19/11/2019.
4. Copy of List of Documents issued by Choramandalam Investment and Finance Ltd dated 23/09/2026.

PART III: FLOW OF TITLE OF PROPERTY: (HISTORY OF TITLE & OBSERVATIONS):-

1. WHEREAS the State of Maharashtra pursuant to its Notification bearing No. TPS-1804/144/Pr.kr.l48/06/UD-13 dated 23rd January 2008 (i.e. Locational Clearance) under Maharashtra Regional and Town Planning Act, 1966 relating to the Development of Special Township in the Pune Region hereinafter referred to as "the Township Notification" was pleased to notify land admeasuring in the aggregate about totally admeasuring 274.6977 Hectares, all situated at Village Nanded and Khadakwasla Taluka Haveli, District Pune hereinafter referred to as "Township Lands" as a Special Township Project.
2. AND WHEREAS the said Notification of the Government of Maharashtra No. TPS-1804/144/Pr.kr.l48/06/UD-13 dated 23rd January 2008 under Maharashtra Regional and Town Planning Act, 1966 for development of Township earmarks certain areas of Survey Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9,10(pt), 11 (pt), 12(pt), 13(pt), 14(pt), 15(pt), 16(pt), 17,18,19(pt), 20,21(pt),23, 24,26, 36,53(pt), 54(pt), 55,56(pt),57 ,58,59,60,61(pt) ,62(pt) ,63,64,65,66,67,68,69,70,71,72,73,74,75,76,77,79,80(pt) is forming part of Village Khadakwasla totally admeasuring 274.6977 Hectors referred to as the Notified township lands to be developed and promoted by the M/s.Nanded City Development & Construction Company Ltd and accorded the formal sanction to the said M/s.Nanded City Development & Construction Company Ltd.
3. AND WHEREAS there are certain areas bearing aforesaid Survey Nos. 10(pt), 11 (pt), 12(pt), 13(pt),14(pt), 15(pt), 16(pt), 80(pt) forming part ofVillage Nanded and S. No. 2A & 3(pt) forming part ofVillage Khadakvasla totally admeasuring 4.5847 Hectares, (referred to as the Appurtenant lands which do not form part of the Township scheme and neither do they constitute part of the Government notification for Township. These appurtenant lands are however considered by the M/s.Nanded City Development & Construction Company Ltd be essential for the Township scheme since they are abutting the Khadakvasla dam and are located in between the Township (I) Scheduled notified land and Khadakvasla Dam and falling within the lands marked for Township Scheme and therefore if either separately developed OR held by third party would prejudice and compromise the aesthetics and title of the township scheme as a whole.
4. AND WHEREAS as per the Order dated 20th February 2008, bearing No. 21-786/2007-1A.III passed by the Government of India, Ministry of Environment and Forests (I. A. Division) through its Additional Director (IA), Environmental Clearance was granted to M/s. Nanded City Development & Construction Company Ltd the for construction of an Integrated Township "Nanded City" on the said lands, on the terms and conditions mentioned therein.
5. AND WHEREAS the M/s. Nanded City Development & Construction Company Ltd have in terms of the said Notification accordingly has also obtained from the Hon'ble Collector, Pune the Letter of Intent No. KR/PMH/KV/251/08 dated 29th March 2008 and subsequently the approval of the Original Master Lay-out Plan in respect of the said Land under Ref. No. PMH/KV/894/2008 dated 06/06/2008 & further revised bearing No. PMH/KV/1566/2009 dated 07/07/2009 and the said Master Lay-out futher revised vide Letter No. PRY/Vishesh Nagar/Nanded Khadakwasla/Nanded City/ Master Lay out/USPV/776 dated 28/04/2009.

6. AND WHEREAS the M/s. Nanded City Development & Construction Company Ltd on account of execution of various Joint Development Agreements, Power of Attorney and other writings are entitled and or shall have entitlement to develop sell and dispose off the said lands and or buildings constructed thereon admeasuring 274.6977 hectares as a Township having potential to consume full permissible FSI as per the Township Notification issued by the State of Maharashtra and any future amendments thereto from time to time.
7. AND WHEREAS the M/s.Nanded City Development & Construction Company Ltd is developing a Special Township on the said lands comprising of Residential & Commercial Projects Educational areas Amenity spaces Healthy Facility area, Public Utility Space, Transport & Communication area and common areas and facilities described thereunder.
8. AND WHEREAS The Promoters have at present decided to develop out of the Notified Township Lands, a portion admeasuring about 41,766.60 sq.mtrs (4 Hectares 17.666 Ares) which comprises a part of the portion of the Township which has been allotted the Nanded Residential District No. "6" admeasuring about 41,766.60 sq. mtrs. (4 H. 17.666 Ares) is the subject matter of the present about 41,766.60 sq. mtrs. (4 H. 17.666 Ares) is the subject matter of the development & which shall hereinafter for the sake of brevity be referred to as the "NRD No. 6".
9. AND WHEREAS the M/s. Nanded City Development & Construction Company Ltd have further obtained all the other necessary permissions, approvals and sanctions for the development, inter alia, of the said NRD No. 6 and the Purchaser/s has/her/their also taken inspection thereof.
10. AND WHEREAS M/s. Nanded City Development & Construction Company Ltd upon having acquired the rights to develop, sell lease or otherwise dispose of the land and/or Units as shall be constructed on the said NRD No.6, the Promoters applied to the Hon'ble Collector, Pune to grant the requisite permission for disposal and/or transfer of land and /or the Units as required under the Township Notification and the same has been granted by the Hon'ble Collector, Pune by his Order No. PMH/KV/1566/2009 dated 07/07/2009.
11. AND WHEREAS M/s. Nanded City Development & Construction Company Ltd are carrying out development of the said NRD No. 6 in accordance with the permission bearing No. PMH/KV/1566/2009 dated 07/07/2009 issued by the Hon'ble Collector, Pune and the permission.
12. AND WHEREAS the developers are constructing upon the said NRD No. 6 a Complex named "SARANG" comprising of multistoried building/s with stilt plus 11 upper stories.
13. AND WHEREAS M/s. Nanded City Development and Construction Company Ltd have executed Agreement to Sale in favour of Mr. Rahul Popatrao Shilimkar, which is registered in the office of Sub-Registrar Haveli at Sr. No. 7356/2014 dated 02/09/2014 of the caption flat property.
14. AND WHEREAS the flat member decided to form a society under the name & style "SARANG CO-OPERATIVE HOUSING SOCIETY LTD" vide bearing No. PNA/PNA(4)/HSG/(TC)/21326/2019-2020 dated 19/11/2019.
15. AND WHEREAS Mr. Rahul Popatrao Shilimkar has availed a housing loan from Choramandalam Investment & Finance Company Ltd, and the said bank has executed

Registered NOI dated 27/03/2024, Sr. no. 602/2024 which is registered in the office of sub registrar Haveli no. 21, and the said loan is pending and the bank has issued List of Documents dated 21/09/2026.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY: -

1. Copy of Agreement to Sale executed by M/s. Nanded City Development and Construction Company Ltd in favour of Mr. Rahul Popatrao Shilimkar, which is registered in the office of Sub-Registrar Haveli at Sr. No. 7356/2014 dated 02/09/2014 along with Index-II and RR.

PART V: OTHER PROVISIONS:

- 5.1 Whether provisions of urban land ceiling act are applicable? No
- 5.2 Whether any property/ies intend to be given as security is subject to any minor's claim/share? No as per documents
- 5.3 Whether the property is affected by any revenue and tenancy regulations; if yes then to what extent? No as per documents.
- 5.4 Whether the user land has been converted into Non-Agricultural for Residential use by the order of the competent Authority? Yes as per documents.
- 5.5 Whether up to date tax/land revenue has been paid in respect of the property? Not to knowledge
- 5.6 Whether all original documents for last 13/30 years have been scrutinized; if not give reasons? Copies perused.
- 5.7 Whether required documents are available for creating mortgage? Yes, as per documents and subject to documents called in Part VII.
- 5.8 Whether all the previous owners of the property had the right and competency to transfer the property? Yes, as per documents.
- 5.9 Whether the proposed mortgage by deposit of title deeds is possible? Yes, as per documents, subject to documents called in Part VII.
- 5.10 What is the tenure of the land; if it is leased? _____ years (remaining period) NA, Freehold Property.
- 5.11 Whether the land is Adivasi (tribal) land? No, as per documents.
- 5.12 Whether the land /property are joint family property? No, as per documents.
- 5.13 Whether SARFAESI Act applicable? Yes, as per documents and subject to documents called in Part VII.
- 5.14 Is land/property/flat being subject to any reservations /acquisitions/requisitions? No, as per documents.
- 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? NA
- 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 – Yes, NOC from Developer 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 line to obtain such permission; and any premium payable to the Authority upon such transfer: No as per documents

5.20 Whether Search Report is obtained and submitted?

Search Report Details: MH010723276202627E

Search Conducted Years: 13 years

Name of the Advocate / Searcher: Sopanrao Mane & Co. (Advocates)

Search Report Date: 23/09/2026

Note:

5.21 Whether EC is obtained?

EC Details: -

No. of Years EC Obtained:

Any Encumbrance to Specify: Cholamandalam Investment & Finance Company Ltd

EC Applied by:

PART VI: CERTIFICATE –

In view of the foregoing, 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 mortgage.

We further certify that of Mr. Rahul Popatrao Shilimkar have acquired a valid, clear, marketable and unencumbered title in the property stated above subject to charge of Cholamandalam Investment & Finance Company Ltd.

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower of Mr. Rahul Popatrao Shilimkar.

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

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

1. Original List of Documents issued by Cholamandalam Investment & Finance Company Ltd.
2. Copy of Completion Certificate issued by ADTP / Concern Town Planning Authority.
3. Copy of Latest property tax paid receipt.

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

1. Original Agreement to Sale executed by M/s. Nanded City Development and Construction Company Ltd in favour of Mr. Rahul Popatrao Shilimkar, which is registered in the office of Sub-Registrar Haveli at Sr. No. 7356/2014 dated 02/09/2014 along with Index-II and RR.

- 2. Original NOC to mortgage issued by Society in favor of ICICI HFC Ltd.
- 3. Original Share Certificate (If issued)
- 4. Original No Dues Certificate issued by Chola mandalam Investment & Finance Company Ltd.
- 5. Original possession Letter dated 06/02/2023 (As per List of Documents)

Remarks If any:- NIL

Yours Faithfully,

MANE
PRAVIN
SOPANRAO

Digitally signed
by MANE PRAVIN
SOPANRAO
Date: 2026.09.23
17:40:57 +05'30'

P.S. Mane
Advocate

SOPANRAO MANE & CO
ADVOCATES

MR.PRAVIN S. MANE

MR.PRADEEP MANE

Off: 4th Floor, Brahma Sky Uzuri, Near Bank of India, Dr. Ambedkar Chowk, Pimpri, Pune 411018

Phone(O)27423500, M-9421133333, email-sopanrao.mane@gmail.com

SEARCH REPORT

To,
The Credit Manager,
ICICI Home Finance Ltd,
Pune.

Date: 23/09/2026
LAN No. 77000358067

Search Report in respect of the file of Mr. Rahul Popatrao Shilimkar

DESCRIPTION OF THE PROPERTY -
All that piece and parcel of **Flat No. I-1003 on 10th Floor** admeasuring area 59.18 Sq. Mtrs Carpet Area along with Terrace admeasuring area 5.57 Sq. Mtrs Carpet area in the scheme knows as **“SARANG” Wing No. “I”**. Situated at- S. No. 1, 2, 3, 4, 5, 6, 7, 8, 9,10(pt), 11 (pt), 12(pt), 13(pt), 14(pt), 15(pt), 16(pt), 17,18,19(pt), 20,21(pt), 23,24,26,36,53(pt),54(pt),55,56(pt),57,58,59,60,61(pt),62(pt),63,64,65,66,67,68,69,70,71,72,73 ,74,75,76,77,79,80(pt) and situated at revenue village Nanded and S.No.3 (pt),4 &5 forming part of village Khadakwasla admeasuring area 274.6977 Hectares within the limits of Gram Panchayat Samiti, Taluka Haveli Dist Pune.

We have taken online paid e-search in respect of the above referred property (S. No. 10 Nanded) from the website of www.igrmaharashtra.gov.in since year 2014 to 2026 MH010723276202627E dated 23/09/2026 We have gone through the available Index II and on the basis of available information on the website of www.igrmaharashtra.gov.in, we hereby submit our report which is under -

Year	Transaction's	Entry
2014	Agreement to Sale executed by M/s. Nanded City Development and Construction Company Ltd in favour of Mr. Rahul Popatrao Shilimkar, which is registered in the office of Sub-Registrar Haveli at Sr. No. 7356/2014 dated 02/09/2014	---
2015	available Index are checked	NIL
2016	available Index are checked	NIL
2017	available Index are checked	NIL
2018	available Index are checked	NIL
2019	available Index are checked	NIL
2020	available Index are checked	NIL
2021	available Index are checked	NIL
2022	available Index are checked	NIL
2023	available Index are checked	NIL
2024	NOI between Mr. Rahul Popatrao Shilimkar AND Cholamandalam Investment & Finance Company Ltd, dated 27/03/2024, Sr.No. 602/2024 which is registered in the office of sub registrar Haveli	---

	No.21	
2025	available Index are checked	NIL
2026	available Index are checked	NIL

MANE
PRAVIN
SOPANRAO

Digitally signed
by MANE PRAVIN
SOPANRAO
Date: 2026.09.23
17:40:37 +05'30'

Thanking You,

P.S. Mane
Advocate

MH010723276202627E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
23 Sep 2026	Receipt	Receipt no.: 1115485260
	Name of the Applicant :	LATA SOPANRAO MANE
	Details of property of which document has to be searched :	Dist :Pune Village :Nanded S.No/CTS No/G.No. : 2
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH010723276202627E		
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'.		