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

LEGAL SCRUTINY REPORT

To, Date – 03/09/2026
The Credit Manager, LAN No. 7792133301
ICICI Home Finance Ltd.,
Pune

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. Mahendra Bajirao Chaudhari

PART I: PROPERTY DETAILS:

(A) Name of the Applicant/Borrower/s - Mr. Mahendra Bajirao Chaudhari

(B) Name of the Co-applicant/s: (if any) – Mrs. Manisha Mahendra Chaudhari

(C) Type of Loan –Builder Purchase

(D) Purpose of Loan – Builder Purchase

(E) Name of the Property Owner/s – Mr. Mahendra Bajirao Chaudhari and Mrs. Manisha Mahendra Chaudhari.

(F) Description of the Property (with Boundaries) –

SCHEDULED - I
DESCRIPTION OF THE SAID PROPERTY

All that piece and parcel of land Survey No. 94, out of Which Plot No 8,9,15, total admeasuring area 990.88 sq.mtrs, situated at Village Ravet, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation Pune and within the Jurisdiction of Sub Registrar Haveli, Pune & bounded as under :

On or towards the EAST : By lot No 7 and 13;
On or towards the SOUTH : By Road;
On or towards the WEST : By Plot No. 10 and 17;
On or towards the NORTH : By Road;

[Hereinafter referred to as "the said Land", for the sake of brevity and convenience]

SCHEDULE - II
DESCRIPTION OF THE FLAT

All that piece and parcel of bearing **Unit/Flat No. 502,** on the Fifth Floor, Carpet area admeasuring 398.71 Sq. Ft. i.e. 37.04 Sq. Mtrs., along with Balcony admeasuring 8.28 Sq. Mtrs. and one Allotted Open Car Parking, in the building known as **"SKYLAR",** constructed on the property described in schedule - I above.

[Hereinafter referred to as "the said Flat", for the sake of brevity and convenience]

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

1. Copy of Agreement to Sale between Mahendra Bajirao Chaudhari & Manisha Mahendra Chaudhari AND M/s. Bhumi Infra through partners Sachin Jadhav & others which is registered in the office of Sub Registrar Haveli No.24 at Sr.No.10807/2026 dated 01/04/2026.

2. Copy of RERA Registration Certificate of Project "SKYLAR" (P52100015279) dated 23/02/2026.

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

1) WHEREAS as per the documents it is seen that the land bearing Survey No. 94, situated at Village Ravet, Taluka Haveli, District Pune was originally seized, owned and possessed by Late Raghu Kalu Bhondve, who expired on 19/11/1974.

2) AND WHEREAS legal heirs of Late Raghu Kalu Bhondve, namely, Shri Dnyanoba Raghu Bhondve, Sou. Tulsabai Balasau Bhoir, and Sou. Hausabai Bajairao Barne, came to be mutated on the 7/12 extract of the said property vide ferfar No. 1602.

3) AND WHEREAS Sou. Tulsabai Balasau Bhoir released her share in favour of her brother, Shri Dnyanoba Raghu Bhondve, and accordingly, her name was deleted from the 7/12 extract vide ferfar No. 1603.

4) AND WHEREAS thereafter Sou. Hausabai Bajairao Barne released her share in favour of her brother, Shri Dnyanoba Raghu Bhondve, and accordingly, her name was deleted from the 7/12 extract vide ferfar No. 1604.

5) AND WHEREAS Mr. Dnyaneshwar Raghu Bhondve, Mr. Balkrishna Dnyaneshwar Bhondve, Mr. Suresh Dnyaneshwar Bhondve, Mr. Ramesh Dnyaneshwar Bhondve, and Mr. Chandrakant Dnyaneshwar Bhondve, through their Power of Attorney Holder Mr. Vinayak Pandhari Bhongale, sold an area admeasuring 00H 05R (Plot No. 8) from Survey No. 94 in favour of Shobha Dnyaneshwar Dandage by a Sale Deed, registered in the office of Sub-Registrar Haveli No. 5 bearing document registration No. 3952/1995, dated 18/05/1995. Accordingly, the name of Shobha Dnyaneshwar Dandage was mutated vide ferfar No. 3108.

6) AND WHEREAS Shobha Dnyaneshwar Dandage sold the area admeasuring 00H 05R (Plot No. 8) from Survey No. 94 to M/s. Bhoomi Infra, a partnership firm through its partners, Mr. Ganesh Bhausaheb Pathare, Mr. Sachin Sudam Jadhav, and Sou. Nilima Prafulla Badhe, by a Sale Deed, executed and registered in the office of Sub-Registrar Haveli No. 17 bearing Document Registration No. 6986/2016, dated 18/11/2016. Accordingly, the name of M/s. Bhoomi Infra through its partners was mutated vide ferfar Bearing No. 9647 on the 7/12 extract of Gat No. 94.

7) AND WHEREAS Mr. Bhaskar Dhondiba Zaware purchased an area admeasuring 00 H 1.4 R from Shri Dnyanoba Raghu Bhondve by a Sale Deed, registered vide document No. 6610/1996, dated 28/08/1996. Accordingly, the name of Shri Bhaskar Dhondiba Zaware was mutated vide ferfar No. 3377.

8) AND WHEREAS Mr. Bhaskar Dhondiba Zaware executed and registered a Development Agreement and a Power of Attorney for the area admeasuring 00 H 1.4 R in favour of Mr.

Chandan Khemchan Nathani. The said Development Agreement is registered in the office of Sub-Registrar Haveli No. 17 bearing Document Registration No. 7280/2005, dated 25/11/2005. The said Power of Attorney is registered in the office of Sub-Registrar Haveli No. 17 bearing Document Registration No. 7281, dated 25/11/2005.

9) AND WHEREAS Mr. Bhaskar Dhondiba Zaware, through his Power of Attorney Holder Mr. Chandan Khemchan Nathani, transferred his development rights for the area admeasuring 00 H 1.4 R in favour of Mr. Chuharmal Rochomal Mangtani and Mr. Sunil Chuharmal Mangtani. The said development agreement is registered in the office of Sub-Registrar Haveli No. 17 bearing Document Registration No. 6461, dated 11/08/2006. The said Power of Attorney is registered in the office of Sub-Registrar Haveli No. 17 bearing Document Registration No. 6462, dated 11/08/2006.

10) AND WHEREAS Mr. Bhaskar Dhondiba Zaware, through his Power of Attorney Holder Mr. Chandan Khemchan Nathani, and further through his Power of Attorney Holders Mr. Chuharmal Rochomal Mangtani and Mr. Sunil Chuharmal Mangtani, executed and registered a Power of Attorney for the area admeasuring 00 H 1.4 R in favour of Mr. Mallinath Bhimashankar Nolla. The said Power of Attorney is registered in the office of Sub-Registrar Haveli No. 17 bearing Document Registration No. 1265/2007, dated 08/02/2007.

11) AND WHEREAS Mr. Bhaskar Dhondiba Zaware, through his various Power of Attorney Holders, registered a Sale Deed for the area admeasuring 00 H 1.4 R in favour of Karuna Madhukar Patil. The said Sale Deed is executed and registered in the office of Sub-Registrar Haveli No. 14 bearing Document Registration No. 1890/2007, dated 12/03/2007. Accordingly, the name of Karuna Madhukar Patil was mutated vide ferfar Bearing No. 6220 on the 7/12 extract of Gat No. 94.

12) AND WHEREAS Karuna Madhukar Patil registered a Sale Deed for the area admeasuring 00 H 1.4 R in favour of Badhe Builders through Sou. Nilima Prafulla Badhe. The said Sale Deed is executed and registered in the office of Sub-Registrar Haveli No. 24 bearing Document Registration No. 10142/2015, dated 28/12/2015. Accordingly, the name of Badhe Builders through Sou. Nilima Prafulla Badhe was mutated vide ferfar Bearing No. 9417 on the 7/12 extract of Gat No. 94.

13) AND WHEREAS M/s. Bhoomi Infra, through its partners Mr. Ganesh Bhausaheb Pathare, Mr. Sachin Sudam Jadhav, and Sou. Nilima Prafulla Badhe, purchased the area admeasuring 00 H 1.4 R (Plot No. 15) from Badhe Builders through Sou. Nilima Prafulla Badhe. The said Sale Deed is executed and registered in the office of Sub-Registrar Haveli No. 17 bearing Document Registration No. 6986/2016, dated 18/11/2016. Accordingly, the name of M/s. Bhoomi Infra through its partners was mutated vide ferfar Bearing No. 9647 on the 7/12 extract of Gat No. 94.

14) AND WHEREAS Kantabai Gorakh Kambale purchased an area admeasuring about 00H 02R from Dnyaneshwar Raghu Bhondve and others, through their Power of Attorney Holder Vinayak Pandhari Bhongale. The said Sale Deed is registered in the office of Sub-Registrar Haveli No. 5 bearing document registration No. 1360/1996, dated 15/02/1996. Accordingly, the name of Kantabai Gorakh Kambale was mutated vide ferfar No. 5995.

15) AND WHEREAS Satyavan Dashrath Bhondve purchased an area admeasuring about 00H 02R from Kantabai Gorakh Kambale. The said Sale Deed is registered in the office of Sub-Registrar Haveli No. 14 bearing document registration No. 3562/2010, dated 20/04/2010. Accordingly, the name of Satyavan Dashrath Bhondve was mutated vide ferfar No. 7274.

16) AND WHEREAS Nisar Abdul Gufur Shaikh purchased an area admeasuring about 00H 1.85R from Dnyaneshwar Raghu Bhondve and others, through their Power of Attorney Holder Vinayak Pandhari Bhongale. The said Sale Deed is registered in the office of Sub-Registrar Haveli No. 5 bearing document registration No. 1359/1996, dated 15/04/1996. Accordingly, the name of Nisar Abdul Gufur Shaikh was mutated vide ferfar No. 3253.

17) AND WHEREAS Satyavan Dashrath Bhondve purchased an area admeasuring about 00H 1.85R from Nisar Abdul Gufur Shaikh. The said Sale Deed is registered in the office of Sub-Registrar Haveli No. 14 bearing document registration No. 1714/2010, dated 25/02/2010. Accordingly, the name of Satyavan Dashrath Bhondve was mutated vide ferfar No. 7077.

18) AND WHEREAS thereby, Satyavan Dashrath Bhondve became the owner of a total area admeasuring about 370.87 Sq. Mtrs. from Survey No. 94, Village Ravet, Taluka Haveli, District Pune, as per ferfar No. 7077 and 7274.

19) AND WHEREAS Yatin Hanumant Palkar and Sharmila Yatin Palkar purchased the area admeasuring about 370.87 Sq. Mtrs. (Plot No. 9) from Satyavan Dashrath Bhondve. The said Sale Deed is registered in the office of Sub-Registrar Haveli No. 14 bearing document registration No. 4693/2010, dated 28/05/2010. Accordingly, the name of Yatin Hanumant Palkar and Sharmila Yatin Palkar was mutated vide ferfar No. 7273.

20) AND WHEREAS M/s. Bhoomi Infra, through its partners Mr. Ganesh Bhausaheb Pathare, Mr. Sachin Sudam Jadhav, and Sou. Nilima Prafulla Badhe, entered into a Development Agreement and Power of Attorney with Mr. Yatin Hanumant Palkar and Mrs. Sharmila Yatin Palkar for the area admeasuring 00 H 370.87 Sq. Mtrs. (Plot No. 9). The said Development Agreement is registered in the office of Sub-Registrar Haveli No. 14 bearing Document Registration No. 7198/2016, dated 18/10/2016. The said Power of Attorney is registered in the office of Sub-Registrar Haveli No. 14 bearing Document Registration No. 7199/2016, dated 18/10/2016.

21) AND WHEREAS thus, M/s. Bhoomi Infra acquired ownership of Plot No. 8 and Plot No. 15 of Survey No. 94 by registered Sale Deeds and also acquired development rights for Plot No. 9 of Survey No. 94 through a registered Development Agreement and Power of Attorney.

22) AND WHEREAS the Collector, Pune, has granted permission for non-agricultural usage by issuing an NA Order bearing No. जमीन/एनए/एसआर/२६१/२०१८ dated 05/07/2018, in respect of an area admeasuring 990.88 Sq. Mtrs. from Survey No. 94 (Plot Nos. 8, 9, 15) for residential purpose.

23) AND WHEREAS M/s. Bhoomi Infra has obtained Commencement Certificate bearing No. BP/Ravet/127/2017 dated 13/12/2017, which was subsequently revised to Commencement Certificate bearing No. BP/Ravet/87/2025 dated 31/03/2025, for constructing a multi-storied building known as "SKYLAR" on the said land.

24) AND WHEREAS M/s. Bhoomi Infra has registered the project "SKYLAR" under the Real Estate (Regulation and Development) Act, 2016, with the Maharashtra Real Estate Regulatory Authority, bearing Registration No. P52100015279, valid from 12/02/2018 and ending with 31/03/2027.

25) AND WHEREAS M/s. Bhoomi Infra (Promoter/Developer) and Mr. Yatin Hanumant Palkar and Mrs. Sharmila Yatin Palkar (Landowners No. 2, acting through their duly constituted Power of Attorney Holders, the partners of M/s. Bhoomi Infra: Mr. Sachin Sudam Jadhav, Mr. Ganesh Bhausaheb Pathare, and Mrs. Nilima Prafulla Badhe) have entered into an Agreement to Sale with Mrs. Manisha Mahendra Chaudhari and Mr. Mahendra Bajirao Chaudhari for Flat No. 502 on the Fifth Floor in the building known as "SKYLAR". The said Agreement to Sale registered in the office of Sub-Registrar Haveli No. 24 bearing Document Registration No. 10807/2026, dated 01/04/2026.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

Copy of Agreement to Sale between Mahendra Bajirao Chaudhari & Manisha Mahendra Chaudhari AND M/s. Bhumi Infra through partners Sachin Jadhav & others which is registered in the office of Sub Registrar Haveli No.24 at Sr.No.10807/2026 dated 01/04/2026

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? Self construction case yet construction not commenced, hence NA

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 to mortgage required from Builder/Society.

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? Yes

Search Report Details: - MH003463579202627E

Search Conducted Years: 13 years

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

Search Report Date - 30/05/2026 & 03/09/2026

Note -

5.21 Whether EC is obtained?

EC Details: -

No. of Years EC Obtained:

Any Encumbrance to Specify: NIL

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 Mrs. Manisha Mahendra Chaudhari and Mr. Mahendra Bajirao Chaudhari have derived a valid, clear, marketable and unencumbered title in the property stated above.

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower of Mrs. Manisha Mahendra Chaudhari and Mr. Mahendra Bajirao Chaudhari.

PART VII:

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 Agreement to Sale between Mahendra Bajirao Chaudhari & Manisha Mahendra Chaudhari AND M/s. Bhumi Infra through partners Sachin Jadhav & others which is registered in the office of Sub Registrar Haveli No. 24 at Sr.No.10807/2026 dated 01/04/2026 along with Index – II and RR.

2. Original NOC to mortgage issued by Developer in favor of ICICI HFC.

3. Original Payment Receipts issued by Developer.

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

Remark if any :- NIL

Yours Faithfully,

Pravin Sopanrao Mane

Digitally signed by Pravin Sopanrao Mane
Date: 2026.09.04 17:45:07 +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, Date – 03/09/2026
The Credit Manager, LAN No. - 7792133301
ICICI Home Finance Ltd.,
Pune.

Search Report in respect of the file of Mr. Mahendra Bajirao Chaudhari.

DESCRIPTION OF THE PROPERTY –

All that piece and parcel of property **Unit/Flat No. 502,** on the Fifth Floor, Carpet area admeasuring 398.71 Sq. Ft. i.e. 37.04 Sq. Mtrs., along with Balcony admeasuring 8.28 Sq. Mtrs. and one Allotted Open Car Parking, in the building known as **"SKYLAR",** constructed on land Survey No. 94, out of Which Plot No 8,9,15, total admeasuring area 990.88 sq.mtrs, situated at Village Ravet, Taluka Haveli, District Pune.

We have taken online paid e-search in respect of the above referred property (S. No. 94, Ravet) from the website of www.igrmaharashtra.gov.in since year 2013 to 2026 GRN No. MH003463579202627E, & MH009572167202627E dated - 30/05/2026 & 03/09/2026 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
2013	available Index are checked	NIL
2014	available Index are checked	NIL
2015	Sale Deed (Doc. No. 10142/2015) executed by Karuna Madhukar Patil in favor of Badhe Builders through Sau Nilima Prafulla Badhe, registered at Sub-Registrar Haveli No. 24	---
2016	Sale Deed (Doc. No. 6986/2016) executed by Shobha Dnyaneshwar Dandage in favor of Bhoomi Infra, registered at Sub-Registrar Haveli No.17. Development Agreement (Doc. No. 7198/2016) executed by Yatin Hanumant Palkar and Sharmila Yatin Palkar in favor of Bhoomi Infra, registered at Sub-Registrar Haveli No.14	---
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	available Index are checked	NIL
2025	available Index are checked	NIL
2026	Agreement to Sale between Mahendra Bajirao Chaudhari & Manisha Mahendra Chaudhari AND M/s. Bhumi Infra through partners Sachin Jadhav & others which is registered in the office of Sub Registrar Haveli No.24 at Sr.No.10807/2026 dated 01/04/2026	---

Pravin Sopanrao Mane

Digitally signed by Pravin Sopanrao Mane
Date: 2026.09.04 17:44:44 +05'30'

Thanking You,

P.S. Mane
Advocate

MH003463579202627E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
30 May 2026	Receipt	Receipt no.: 1115118571
	Name of the Applicant :	LATA SOPANRAO MANE
	Details of property of which document has to be searched :	Dist :Pune Village :Ravet S.No/CTS No/G.No. : 94
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH003463579202627E		
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'.		