

**SOPANRAO MANE AND CO.
ADVOCATES**

MR.PRAVIN S. MANE

MR.PRADEEP MANE

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LEGAL SCRUTINY REPORT

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

Date – 28/08/2026
LAN No. 77000341974

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. Arvind Dattu Survase.

PART I: PROPERTY DETAILS:

(A) Name of the Applicant/Borrower/s - Mr. Arvind Dattu Survase.

(B) Name of the Co-applicant/s: (if any) – Mrs. Priyanka Arvind Survase.

(C) Type of Loan – Resale Case

(D) Purpose of Loan – Resale Case

(E) Name of the Property Owner/s – Mr. Ganesh Satish Patil.

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

SCHEDULE - I

DISCRIPTION OF THE LAND PROPRERTY

(A) All the piece and parcel of land bearing Survey No. 12 Hissa No. 1B admeasuring area 00H 27R i.e. 2700 Sq. Mtrs lying and situated at village: Dapodi, Taluka: Haveli District: Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and bounded as follows:-

On or towards East	- By Road & Railway Line.
On or towards South	- By S No. 12/3.
On or towards West	- By Wide Road.
On or towards North	- By S. No. 13/4A & B.

(B) All the piece and parcel of land bearing Survey No. 12 Hissa No. 1A/2 admeasuring area 00H 06R i.e. 600 Sq. Mtrs & Survey No. 12 Hissa No. 3 admeasuring area 00H 13R admeasuring area 1300 Sq. Mtrs lying and situated at village: Dapodi, Taluka: Haveli District: Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and bounded as follows:-

On or towards East	- By S. No. 12/4B.
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On or towards South - By S No. 12/3.
On or towards West - By S No. 12/1A.
On or towards North - By S. No. 13

(C) All the piece and parcel of land bearing Survey No. 13 Hissa No. 1 admeasuring area 00H 36R i.e. 3600 Sq. Mtrs lying and situated at village: Dapodi, Taluka: Haveli District: Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and bounded as follows:-

On or towards East - By 100 Sq. Fts. DP Road.
On or towards South - By S No. 13/2.
On or towards West - By S No. 15.
On or towards North - By S. No. 14/2

(D) All the piece and parcel of land bearing Survey No. 13 Hissa No. 2 admeasuring area 00H 4.5R i.e. 450 Sq. Mtrs lying and situated at village: Dapodi, Taluka: Haveli District: Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and bounded as follows:-

On or towards East - By S. No. 13/3.
On or towards South - By S No. 13/5.
On or towards West - By S No. 13/4.
On or towards North - By S. No. 13/2(P)

(E) All the piece and parcel of land bearing Survey No. 13 Hissa No. 3 admeasuring area 00H 20R i.e. 2000 Sq. Mtrs lying and situated at village: Dapodi, Taluka: Haveli District: Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and bounded as follows:-

On or towards East - By Railway Line.
On or towards South - By S No. 13/4B.
On or towards West - By S No. 13/2.
On or towards North - By S. No. 14/4

(F) All the piece and parcel of land bearing Survey No. 13 Hissa No. 4A admeasuring area 00H 35R i.e. 3500 Sq. Mtrs lying and situated at village: Dapodi, Taluka: Haveli District: Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and bounded as follows:-

On or towards East - By Railway Line.
On or towards South - By S No. 12.
On or towards West - By DP Road.
On or towards North - By S. No. 14/2, 3, 4

(G) All the piece and parcel of land bearing Survey No. 13 Hissa No. 4B admeasuring area 00H 21R i.e. 2100 Sq. Mtrs lying and situated at village: Dapodi, Taluka: Haveli District: Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and bounded as follows:-

On or towards East - By Railway Line.
On or towards South - By S No. 12.
On or towards West - By DP Road.
On or towards North - By S. No. 13/2, 3

(H) All the piece and parcel of land bearing Survey No. 13 Hissa No. 5 admeasuring area 1400 Sq. Mtrs lying and situated at village: Dapodi, Taluka: Haveli District: Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and bounded as follows:-

On or towards East - By S. No. 13/4.
On or towards South - By S No. 12.
On or towards West - By S. No. 15/5 & S. No. 11.

On or towards North - By S. No. 13/1.

(having CTS No. 1819, 1822, 1823, 1825)

[Hereinafter referred to as "The Said Project Land", for the sake of brevity and convenience].

SCHEDULE - II
DESCRIPTION OF THE SHOP

All that piece and parcel of the bearing **Shop No. 20 on Ground Floor admeasuring area 245.63 Sq. Fts. i.e. 22.82 Sq. Mtrs along with loft admeasuring area 491.91 Sq. Fts i.e. 45.70 Sq. Mtrs**, in the building known as "**SIDDHI TOWERS**" Wing No. "**B**" constructed on the property described in schedule - I hereinabove.

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

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

1. Copy of Draft Agreement to Sale executed by Mr. Ganesh Satish Patil in favour of Mr. Arvind Dattu Survase.
2. Copy of Agreement to Sale executed by Mr. Satish Baswant Patil in favour of Mr. Ganesh Satish Patil, which is registered in the office of Sub-Regiatrar Haveli No. 17, Pune at Sr. No. 7423/2020 dated 16/10/2020 along with Index-II and RR.
3. Copy of Commencement Certificate bearing no. BP/DAPODI/09/2019 dated 16/07/2019 issued by Pimpri Chinchwad Municipal Corporation.
4. Copy of Part Completion Certificate bearing No. 401/2019 dated 17/07/2019 issued by Pimpri Chinchwad Municipal Corporation.
5. Copy of NDC issued by TJSB Sahakari Bank Ltd, dated 28/08/2026.

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

1. WHEREAS as per the documents and information submitted for our perusal, the land bearing Survey No. 12, Hissa No. 1B admeasuring OH 27R i.e. 2700 sq. mts., situated at Village Dapodi, Taluka Haveli, District Pune, was originally seized, owned and possessed by Mr. Gulab Dashrath Kate (Now dead), Mr. Dattatraya Dashrath Kate (Now dead), Mr. Rajendra Gulab Kate, Mr. Jaising Gulab Kate, Mr. Mahesh Gulab Kate, Mr. Sagar Dattatraya Kate, Smt. Muktabai Hanumanta Gade, Mrs. Kantabai Raghunath Bhalekar, Mrs. Kalpana Jaising Gangarde, Mrs. Anita Mauli Phanse, Mrs. Hema Namdev Bhise, Mrs. Seema Dattatraya Tumkar, Smt. Kamal Dattatraya Kate, and Smt. Kalavati Gulab Kate as their ancestral properties.
2. AND WHEREAS, the Additional Commissioner, Pune Division, vide Order dated 18/02/2005 passed in ULC Appeal No. 5/2005, declared that the holding of the aforesaid owners in the said land bearing Survey No. 12/1B was below the ceiling limit.
3. AND WHEREAS, all the aforesaid owners granted the development rights of an area admeasuring OH 22R i.e. 2200 sq. mtrs. from the said land to Mr. Satish Baswant Patil (the Promoter herein) by a Development Agreement dated 14/05/2002, which was registered in the office of Sub-Registrar, Haveli No. 15 at Sr. No. 1676/2002 on the same day.
4. AND WHEREAS, to enable the said Promoter to implement the scheme, the aforesaid owners also executed a General Power of Attorney on 14/05/2002, which was registered in the office of Sub-Registrar, Haveli No. 15 at Sr. No. 1677/2002 on the same day.
5. AND WHEREAS, Mr. Gulab Dashrath Kate, Mrs. Kalavati G. Kate, Mr. Rajendra G. Kate, Mr. Jaising G. Kate, Mr. Mahesh G. Kate, Mrs. Kalpana Jaising Gangarde and Mrs. Anita Mauli Phanse granted the development rights of an area admeasuring OH 5R i.e. 500 sq. mtrs. from the said land to the Promoter by a Development Agreement dated 04/03/2004, which was registered in the office of Sub-Registrar, Haveli No. 8 at Sr. No. 1528/2004 on 09/03/2004.

6. AND WHEREAS, to enable the Promoter, the aforesaid owners also executed a General Power of Attorney on 04/03/2004, which was registered in the office of Sub-Registrar, Haveli No. 8 at Sr. No. 1529/2004 on 09/03/2004.
7. AND WHEREAS, all the aforesaid owners sold and transferred the entire land admeasuring OH 27R from Survey No. 12, Hissa No. 1B to Mr. Satish Baswant Patil by executing a Sale Deed dated 11/09/2008, which was registered in the office of Sub-Registrar Haveli No. 17 at Sr. No. 9587/08. Consequently, the name of Mr. Satish Baswant Patil was recorded in the record of rights under Mutation Entry No. 3736.
8. AND WHEREAS, Mrs. Hema Namdev Bhise, one of the aforesaid owners, confirmed the execution of the Sale Deed dated 11/09/2008 (Sr. No. 9587/08) by executing a Deed of Confirmation dated 14/10/2008, which was registered at Sr. No. 10772/08 on the same day.
9. AND WHEREAS, the land bearing Survey No. 12, Hissa No. 1A/2 admeasuring OH 6R i.e. 600 sq. mts. and Survey No. 12, Hissa No. 3 admeasuring OH 13R i.e. 1300 sq. mts., both situated at Village Dapodi, Taluka Haveli, District Pune, were originally seized, owned and possessed by Mrs. Bharati Ashok Chavan, Mrs. Alka Tanaji Kapre, Mrs. Mangal Dnyaneshwar Patil, Mrs. Nandadevi Chandrakant Sathe, Mr. Hansraj Ramchandra Kate, Mrs. Godavari Ramchandra Kate, Smt. Suhasini Ashok Kate, Mr. Girish Namdeo Kate, Mrs. Kalpana Bhalchandra Bhelke, Smt. Gangubai Namdeo Kate, Mr. Shirish Namdeo Kate, Mr. Manohar Digambar Kate, Mr. Kiran Digambar Kate, Mrs. Savita Sadashiv Shinde, Mr. Chandrakant Digambar Kate, Smt. Laxmibai Digambar Kate, Mr. Raghunath Laxman Kate, Smt. Vimal Namdeo Bhosale, Mrs. Pallavi Hemant Kondre, and Mrs. Gauri Sangram Salunkhe as their ancestral properties.
10. AND WHEREAS, the Competent Authority, Pune Urban Agglomeration, Pune, vide order dated 29/04/1992 passed in Case No. ULC-SR/432-K, declared the aforesaid holders as non-surplus holders.
11. AND WHEREAS, the aforesaid owners granted the development rights of the said properties to Mr. Satish Baswant Patil (Promoter) by a Development Agreement dated 26/11/2002, which was registered in the office of Sub-Registrar, Haveli No. 15 at Sr. No. 3991/2002 on 27/12/2002.
12. AND WHEREAS, to enable the said Promoter to implement the scheme, the aforesaid owners also executed a General Power of Attorney on 26/11/2002, which was registered in the office of Sub-Registrar, Haveli No. 15 at Sr. No. 3992/2002 on 27/12/2002.
13. AND WHEREAS, out of the land bearing Survey No. 12/3, an area admeasuring 600 sq. mtrs. was affected by road widening and was surrendered by the Promoter to PCMC. The name of PCMC was recorded in the revenue record under Mutation Entry No. 3545.
14. AND WHEREAS, owners at Sr. No. 1 to 18 (Mrs. Bharati Ashok Chavan to Smt. Vimal Namdeo Bhosale) sold and transferred the said entire lands (S. No. 12, Hissa No. 1A/2 and S. No. 12, Hissa No. 3) to Mr. Satish Baswant Patil (Promoter) by executing a Sale Deed dated 08/09/2008, which was registered in the office of Sub-Registrar Haveli No. 17 at Sr. No. 9588/08. Consequently, the name of Mr. Satish Baswant Patil was recorded in the record of rights under Mutation Entry No. 3576.
15. AND WHEREAS, owners at Sr. No. 19 & 20 (Mrs. Pallavi Hemant Kondre and Mrs. Gauri Sangram Salunkhe) confirmed the execution and registration of the Sale Deed dated 08/09/2008 (Sr. No. 9588/08) by executing a Deed of Confirmation, which was registered in the office of Sub-Registrar Haveli No. 17 at Sr. No. 10805/08 on the same day.
16. AND WHEREAS, the land bearing Survey No. 13, Hissa No. 1 totally admeasuring OH 36R i.e. 3600 sq. mts., situated at Village Dapodi, Taluka Haveli, District Pune, was originally seized, owned and possessed by Mr. Baban Maruti Kate & others as their ancestral properties.

17. AND WHEREAS, the Competent Authority, Pune Urban Agglomeration, Pune, vide order dated 29/08/2002 passed in Case No. 1366-KA-6094, declared the aforesaid holders as non-surplus holders.
18. AND WHEREAS, owners at Sr. No. 1 to 9 granted the development rights of an area admeasuring OH 12R i.e. 1200 sq. mts. (1/3rd share) in the said property to Mr. Satish Baswant Patil (Promoter) by executing a Development Agreement dated 17/05/2000, registered in the office of Sub-Registrar, Haveli No. 8 at Sr. No. 2731/2000. To enable the Promoter to implement the housing scheme, the said owners also executed a Power of Attorney on the same day, registered at Sr. No. 2732/2000.
19. AND WHEREAS, owners at Sr. No. 10 to 12 granted the development rights of an area admeasuring OH 12R i.e. 1200 sq. mts. (1/3rd share) in the said property to Mr. Satish Baswant Patil (Promoter) by executing a Development Agreement dated 17/05/2000, registered in the office of Sub-Registrar, Haveli No. 8 at Sr. No. 2733/2000. To enable the Promoter, the said owners also executed a Power of Attorney on the same day, registered at Sr. No. 2734/2000.
20. AND WHEREAS, owners at Sr. No. 13 to 20 granted the development rights of an area admeasuring OH 12R i.e. 1200 sq. mts. (1/3rd share) in the said property to Mr. Satish Baswant Patil (Promoter) by executing a Development Agreement dated 17/05/2000, registered in the office of Sub-Registrar, Haveli No. 8 at Sr. No. 2735/2000. To enable the Promoter, the said owners also executed a Power of Attorney on the same day, registered at Sr. No. 2736/2000. (However, no specific Sale Deed transferring the absolute ownership of this parcel to Mr. Satish Baswant Patil has been recited in the documents provided for our perusal).
21. AND WHEREAS, the land bearing Survey No. 13, Hissa No. 2 totally admeasuring OH 4.5R i.e. 450 sq. mts., situated at Village Dapodi, Taluka Haveli, District Pune, was originally seized, owned and possessed by Machindra Rambhau Kate, Smt. Saraswati Machindra Kate, Mr. Kailash Machindra Kate, Mr. Vilas Machindra Kate, Mr. Suhas Machindra Kate, Mrs. Jayashree Ramesh Jadhav, and Mrs. Madhuri alias Madhavi Hanumant Kate as their ancestral properties.
22. AND WHEREAS, owners at Sr. No. 1 to 7 granted the development rights of the said land to Mr. Satish Baswant Patil (Promoter) by a Development Agreement dated 04/04/2006, which was registered in the office of Sub-Registrar, Haveli No. 5 at Sr. No. 2923/2006.
23. AND WHEREAS, to enable the Promoter to implement the housing scheme, the said owners also executed a Power of Attorney on the same day, which was registered in the office of Sub-Registrar, Haveli No. 5 at Sr. No. 2924/2006. (However, no specific Sale Deed transferring the absolute ownership of this parcel to Mr. Satish Baswant Patil has been recited in the documents provided for our perusal).
24. AND WHEREAS, the land bearing Survey No. 13, Hissa No. 3 admeasuring OH 20R i.e. 2000 sq. mts., situated at Village Dapodi, Taluka Haveli, District Pune, was originally seized, owned and possessed by Mr. Jyotikumar Vasudeo Pagedar & others as their ancestral properties.
25. AND WHEREAS, the Competent Authority, Pune Urban Agglomeration, Pune, vide Order dated 20/03/2007 passed in ULC Case No. 1425/PA, declared the aforesaid holders as non-surplus holders.
26. AND WHEREAS, the aforesaid owners granted the development rights of the said land to Mr. Satish Baswant Patil (Promoter) by a Development Agreement dated 30/10/2004, which was registered in the office of Sub-Registrar, Haveli No. 8 at Sr. No. 8307/2004 on 06/11/2004.

27. AND WHEREAS, to enable the Promoter to implement the housing scheme, the aforesaid owners also executed a General Power of Attorney on 30/10/2004, which was registered in the office of Sub-Registrar, Haveli No. 8 at Sr. No. 8308/2004 on 06/11/2004.
28. AND WHEREAS, all the aforesaid owners sold and transferred the entire land admeasuring OH 20R from Survey No. 13, Hissa No. 3 to Mr. Satish Baswant Patil (Promoter) by executing a Sale Deed dated 11/09/2008, which was registered in the office of Sub-Registrar Haveli No. 17 at Sr. No. 9533. Consequently, the name of Mr. Satish Baswant Patil was recorded in the record of rights under Mutation Entry No. 3733.
29. AND WHEREAS, the land bearing Survey No. 13, Hissa No. 4A admeasuring OH 35R i.e. 3500 sq. mtrs., Survey No. 13, Hissa No. 4B admeasuring OH 21R i.e. 2100 sq. mtrs. and Survey No. 13, Hissa No. 5 admeasuring OH 14R i.e. 1400 sq. mtrs., all situated at Village Dapodi, Taluka Haveli, District Pune, were originally seized, owned and possessed by Mr. Vasant Khema Kate, Mr. Shekhar Vasant Kate, Mr. Ambidas Vasant Kate, Mr. Kishor Vasant Kate, Smt. Chandrakala Vasant Kate, and Mrs. Mangal Sitaram Naikare as their ancestral properties.
30. AND WHEREAS, the Competent Authority, Pune Urban Agglomeration, Pune, vide Order dated 11/07/2001 passed in ULC Case No. 1425/PA, declared the aforesaid holders as non-surplus holders.
31. AND WHEREAS, the aforesaid owners granted the development rights of the land bearing Survey No. 13/4A & 13/4B to Mr. Satish Baswant Patil (Promoter) by a Development Agreement dated 17/10/2002, which was registered in the office of Sub-Registrar, Haveli No. 15 at Sr. No. 3608/2002 on 18/10/2002.
32. AND WHEREAS, to enable the Promoter to implement the housing scheme, the aforesaid owners also executed a General Power of Attorney on 17/10/2002, which was registered in the office of Sub-Registrar, Haveli No. 15 at Sr. No. 3609/2002 on 18/10/2002.
33. AND WHEREAS, the said owners also granted the development rights of the land bearing Survey No. 13/5 admeasuring OH 14R i.e. 1400 sq. mtrs. to Mr. Satish Baswant Patil (Promoter) by a Development Agreement dated 11/09/2000, which was registered in the office of Sub-Registrar, Haveli No. 8 at Sr. No. 5211/2000.
34. AND WHEREAS, to enable the Promoter to implement the ownership scheme, the said owners also executed a Power of Attorney on the same day, which was registered in the office of Sub-Registrar, Haveli No. 8 at Sr. No. 5212/2000. (However, no specific Sale Deed transferring the absolute ownership of this parcel to Mr. Satish Baswant Patil has been recited in the documents provided for our perusal).
35. AND WHEREAS, all the aforesaid owners sold and transferred the land bearing Survey No. 13/4A admeasuring OH 35R and Survey No. 13/4B admeasuring OH 21R to Mr. Satish Baswant Patil (Promoter) by executing a Sale Deed dated 11/09/2008, which was registered in the office of Sub-Registrar Haveli No. 17 at Sr. No. 9532. Consequently, the name of Mr. Satish Baswant Patil was recorded in the record of rights under Mutation Entry No. 3738 & 3732.
36. AND WHEREAS, the land bearing Survey No. 12, Hissa No. 2 totally admeasuring OH 31R was owned and possessed by Smt. Anusaya Ramchandra Kate, Smt. Geetabai Sudam Kate, Shri Kishor Sudam Kate, Shri Atul Sudam Kate, Shri Vikram Sudam Kate, Shri Krishna Madhukar Kate, Sou. Suman Krishna Kate, Shri Santosh Krishna Kate, Shri Sambhaji Krishna Kate, Miss Vaishali Krishna Kate, Shri Bindast Madhukar Kate, Sou. Manda Bindast Kate, Shri Rohit Bindast Kate, Sou. Manisha Sandip Kokate, Sou. Urmila Ganesh Bhedge, Miss Swapnali Bindast Kate, Shri Rajaram Madhukar Kate, Sou. Lata Rajaram Kate, Miss Sarika Rajaram Kate, Miss Kiran Rajaram Kate, Miss Suhas Rajaram Kate, Sou. Shanta Somnath Shelar, Shrimati Laxmibai Phuge, Sou. Sunita Suresh Phuge, Sou. Renuka Shekhar Rawade, and Sou. Asha Shashikant Gandle as their ancestral properties, who granted the development rights of land admeasuring OH 10R to Mr. Satish Baswant Patil (Promoter) by

a Development Agreement dated 07/12/2006, registered in the office of Sub-Registrar Haveli No. 14 at Sr. No. 9591. The said owners also executed a Power of Attorney in favour of the Promoter on the same day, which was registered in the office of Sub-Registrar at Sr. No. 9592/2006. This land admeasuring OH 10R was subject to D.P. Road widening, and the Promoter obtained the FSI of the said land.

37. AND WHEREAS, land admeasuring OH 14.5R out of Survey No. 12, Hissa No. 5 totally admeasuring OH 29R was owned and possessed by Shri Satyawar Bhalchandra Kate, Smt. Indumati Bhalchandra Kate, Shri Yogesh Bhalchandra Kate, Shri Rupesh Bhalchandra Kate, Sou. Vandana Suresh Phuge, Smt. Parvatibai Bhagwan Bhegde, and Sou. Jyoti Satyawar Kate, who granted the development rights of the property to Mr. Sandeep R. Shah. Thereafter, Mr. Sandeep R. Shah and the aforesaid owners assigned the development rights of the said property to Mr. Satish Baswant Patil (Promoter) by a Development Agreement dated 11/02/2008 at Sr. No. 1290/2008.
38. AND WHEREAS, the remaining land admeasuring 14.5R out of Survey No. 12, Hissa No. 5 totally admeasuring OH 29R was owned and possessed by Shri Mohan Kisan Kate, Shri Dattoba Mohan Kate, Shri Kailas Mohan Kate, Shri Vilas Mohan Kate, Mrs. Kunda Dattatraya Padale, Mrs. Tanhubai Mohan Kate, and Mrs. Parvatibai Bhagwan Bhegde, who granted the development rights of the said land to Mr. Satish Baswant Patil (Promoter) by a Development Agreement dated 14/05/2005, registered in the office of Sub-Registrar Haveli No. 8 at Sr. No. 6137/2005, along with a Power of Attorney registered at Sr. No. 6138/2005 on the same day.
39. AND WHEREAS, out of the entire land admeasuring OH 29R, an area admeasuring 2650 sq. mtrs. was subject to road widening, for which the Promoter obtained the FSI of the said land for the construction of Building C.
40. AND WHEREAS, with the intention to construct buildings on the said land, Mr. Satish Baswant Patil (Promoter) obtained Non-Agricultural (NA) order from Collectorate of Pune bearing No. PRH/NA/SR/161/2004 dated 21/06/2004 in respect of Survey No. 12/1A/2, 12/1B, 12/3, 13/4A & B; bearing No. PRH/NA/SR/142/111/2002 dated 29/08/2002 in respect of Survey Nos. 13/1, 13/5; and bearing No. JAMIN/NA/SR/29/2016 dated 27/12/2016 in respect of Survey No. 12/1A/2, 12/1B, 12/3, 13/2, 13/3, 13/4A, 13/4B, 13/1, 13/5, 12/2 and 12/5. The Promoter also obtained building layout and plans sanctioned from Pimpri Chinchwad Municipal Corporation under Building Commencement Certificate No. TPS/BP/DAPODI/10/2005 dated 13/07/2005, read with revised No. BP/DAPODI/4/2007 dated 30/03/2007, and commenced the construction of buildings known as "Siddhi Towers" and specifically constructed "B" Building in accordance with the aforesaid plans.
41. AND WHEREAS, for the construction of the building, the Promoter revised the building plan by availing the Floor Space Index (FSI) of land bearing Survey Nos. 12/5 & 12/2 (which was under road widening) and got it sanctioned from PCMC under Revised Building Commencement Certificate bearing No. BP/LAYOUT/DAPODI/01/2012 dated 05/01/2012, read with revised No. BP/LAYOUT/DAPODI/02/2017 dated 09/03/2017, read with Revised Commencement Certificate bearing no. BP/DAPODI/09/2019 dated 16/07/2019 issued by Pimpri Chinchwad Municipal Corporation. The Promoter has also obtained Part Completion Certificate bearing No. 401/2019 dated 17/07/2019 for Wing B, issued by Pimpri Chinchwad Municipal Corporation.
42. AND WHEREAS, Mr. Satish Baswant Patil (Promoter) has availed Project Finance Loan from The TJSB Bank Ltd., Chinchwad Branch, Chinchwad, Pune 411 019, by a Deed of Simple Mortgage dated 10/06/2015, which is registered in the office of Sub-Registrar 4798/2015 Hvl 24; Sr.No. 3346/2015 Hvl 24; Sr.No.9403/2017 Hvl 17; Sr.No. 1554/2019 Hvl 17; Sr.No. 9523/2020 Hvl 24. That on repayment of loan, The TJSB Bank Ltd., Chinchwad Branch executed Re-conveyance Deed which is registered in the office of Sub-Registrar Haveli No. 25 at Sr. No. 12498/2021 on 27/09/2021.
43. AND WHEREAS, Mr. Satish Baswant Patil, through his Constituted Power of Attorney holder Mr. Vishwanath Prabhu Patil, agreed to sell Shop No. 20 to Mr. Ganesh Satish Patil, by way

of an Articles of Agreement dated 16/10/2020, which is registered in the office of Sub-Registrar Haveli No. 17 at Sr. No. 7423/2020.

44. AND WHEREAS Mr. Satish Baswant Patil has availed loan from The TJSB Bank Ltd., Chinchwad Branch against caption Shop & others properties from said scheme property by way of Mortgage Deed which is registered in the office of Sub-Registrar Haveli No. 24 at Sr. No. 6135/2023 on 20/03/2023. That The TJSB Bank Ltd., has issued a NOC / Confirmation Letter / Charge Release Letter of the Shop No.20 B Wing on dated 28/08/2026.

45. AND WHEREAS Mr. Arvind Dattu Survase has decided to purchase the said shop from Mr. Ganesh Satish Patil.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

1. Assignment Deed executed by Mr. Nitin Jagannath Patel in favor of Mr. Dattatray Amogsiddha Bansode along with Index-II and RR.
2. Agreement executed by M/s. Krushna Developers through its partners Mr. Sanjay Gopal Patel in favor of Mr. Nitin Jagannath Patel, which is registered in the office of sub-registrar of Haveli No. 19 at Sr. No. 8538/2010, Dated – 09/09/2010 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? 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 favor 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 Society/Builder.

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: - MH008876486202627E

Search Conducted Years: 13 years

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

Search Report Date – 24/08/2026

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 Mr. Arvind Dattu Survase will derive a valid, clear, marketable and unencumbered title in the property stated above after entering into registered Assignment Deed with Mr. Ganesh Satish Patil.

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower of Mr. Arvind Dattu Survase.

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 Deed of Assignment executed by Mr. Ganesh Satish Patil in favour of Mr. Arvind Dattu Survase along with Index-II and RR.

2. Original Agreement to Sale executed by Mr. Satish Baswant Patil in favour of Mr. Ganesh Satish Patil, which is registered in the office of Sub-Regiatrar Haveli No. 17, Pune at Sr. No. 7423/2020 dated 16/10/2020 along with Index-II and RR.
3. Original NOC to mortgage issued by Society/Builder in favor of ICICI Home Finance Ltd.
4. Copy of Property Tax Paid Receipt issued by Pimpri Chinchwad Municipal Corporation.
5. Copy of Part Completion Certificate bearing No. 401/2019 dated 17/07/2019 issued by Pimpri Chinchwad Municipal Corporation.
6. Original NOC dated 28/08/2026 issued by The TJSB Bank Ltd.

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

Remark If any - NIL

Yours Faithfully,

**Pravin
Sopanrao
Mane**

Digitally signed by **P.S. Mane**
Pravin Sopanrao **Advocate**
Mane
Date: 2026.08.29
15:54:27 +05'30'

**SOPANRAO MANE AND 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 – 28/08/2026
LAN No. 77000341974

Search Report in respect of the file of Mr. Arvind Dattu Survase.

DESCRIPTION OF THE PROPERTY -

All that piece and parcel of property bearing **Shop No. 20 on Ground Floor admeasuring area 245.63 Sq. Fts. i.e. 22.82 Sq. Mtrs along with loft admeasuring area 491.91 Sq. Fts i.e. 45.70 Sq. Mtrs**, in the building known as **“SIDDHI TOWERS”** constructed on Survey Nos. 12 Hissa No. 1B admeasuring OH 27R i.e. 2700 sq. mts.; Survey No. 12 Hissa No. 1A/2 admeasuring OH 6R i.e. 600 sq. mts.; Survey No. 12, Hissa No. 3 admeasuring OH 13 R i.e. 1300 sq. mts.; Survey No. 13 Hissa No. 1 admeasuring OH 36R i.e. 3600 sq. mts.; Survey No. 13 Hissa No. 2 admeasuring OH 4.5 R i.e. 450 sq. mts.; Survey No. 13 Hissa No. 3 admeasuring OH 20R i.e. 2000 sq. mts.; Survey No. 13 Hissa No. 4A admeasuring OH 35R i.e. 3500 sq. mts.; Survey No. 13 Hissa No. 4B admeasuring OH 21R i.e. 2100 sq. mtrs.; and Survey No. 13 Hissa No. 5 admeasuring 1400 sq. mts., all lying and situated at Village Dapodi, Tal - Haveli, Dist. Pune, within the limits of P.C.M.C. and Registration District Pune Sub-District; Taluka Haveli, having CTS Nos. 1819, 1822, 1823 and 1825.

We have taken online paid e-search in respect of the above referred property (S.No.12 Dapodi) from the website of www.igrmaharashtra.gov.in since year 2014 to 2026, GRN No. MH008876486202627E, dated – 24/08/2026. 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	available Index are checked	NIL
2015	Mortgage deed executed by Mr. Satish Baswant Patil in favour of TJSB Bank Ltd, Chinchwad Branch which is registered in the office of Sub-Registrar 4798/2015 Hvl 24; Sr.No. 3346/2015 Hvl 24;	--
2016	available Index are checked	NIL
2017	available Index are checked	NIL
2018	available Index are checked	NIL
2019	Mortgage Deed executed by Mr. Satish Baswant Patil in favour of TJSB Bank Ltd, Chinchwad Branch dated 06/02/2019 at serial no. 1554/2019, registered in the office of Sub-Registrar Haveli No. 17	--
2020	Agreement to Sale executed by Mr. Satish Baswant Patil in favour of Mr. Ganesh Satish Patil, which is registered in the office of Sub-Regiattrar Haveli No. 17, Pune at Sr. No. 7423/2020 dated 16/10/2020	--
2021	Re-conveyance Deed by The TJSB Bank Ltd., Chinchwad Branch	--

	which is registered in the office of Sub-Registrar Haveli No. 25 at Sr. No. 12498/2021 on 27/09/2021	
2022	available Index are checked	NIL
2023	Mortgage Deed between Mr. Satish Baswant Patil AND The TJSB Bank Ltd., Chinchwad Branch which is registered in the office of Sub-Registrar Haveli No. 24 at Sr. No. 6135/2023 on 20/03/2023	---
2024	available Index are checked	NIL
2025	available Index are checked	NIL
2026	available Index are checked	NIL

Thanking You,

Pravin
Sopanrao
Mane

Digitally signed
by Pravin
Sopanrao Mane
Date: 2026.08.29
15:54:49 +05'30'

P.S. Mane
Advocate

