

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

Date: 07/10/2026
LAN No. 77000366721

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 Raghunath Gaikwad

PART I: PROPERTY DETAILS:

(A) Name of the Applicant/Borrower/s: Mr. Rahul Raghunath Gaikwad

(B) Name of the Co-applicant/s: (if any): Mrs. Sunita Raghunath Gaikwad

(C) Type of Loan: Builder Purchase

(D) Purpose of Loan: Builder Purchase

(E) Name of the Property Owner/s: M/s. Nexus Developers

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

SCHEDULE – I

DISCRIPTION OF THE PROPRERTY

- A. All that piece and parcel of land admeasuring about 00 H 06.50 R i.e. 650 sq. mtr., out of Gat No. 643 totally admeasuring about 00 H 58 R, at Village Borhadewadi, Taluka Haveli and within the limits of Pimpri Chinchwad Municipal Corporation, District Pune which land is bounded as follows:

On or towards the East : By Property of Gat No. 648 (old Gat No. 1014)
On or towards the South : By remaining property of Gat No. 644
On or towards the West : By 12 mtr. Wide internal road in Gat No. 643 & 644.
On or towards the North : By remaining property of Gat No.643

- B. All that piece and parcel of land admeasuring about 00 H 52.50 R i.e. 5250 sq. mtr. out of Gat No. 644 totally admeasuring about 00 H 57 R, at Village Borhadewadi, Taluka Haveli and within the limits of Pimpri Chinchwad Municipal Corporation, District Pune which land is bounded as follows:

On or towards the East : By Property of Gat No. 648 (old Gat No. 1014)
On or towards the South : By 18 mtr. D. P. road
On or towards the West : By 12 mtr. Wide internal road in Gat No. 643 & 644.
On or towards the North : By property admeasuring about 650 sq. mtr.
Out of Gat No.643

[Hereinafter called and referred to as the “**the said land property**” for the sake of brevity and convenience]

SCHEDULE – II
DISCRIPTION OF THE FLAT

All that piece and parcel of Flat bearing **Flat no. 1208, on 12th** Floor of an area 54.04 Sq. Mtrs. Carpet + terrace area 5.47 Sq. Mtrs. In the scheme known as “**NEXUS PRIME SQUARE**” **Wing B** out of Gat No. 643 & Gat No. 644 Situated at Village Borhadewadi, Taluka Haveli, District Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub Registrar haveli and the land bounded as under:

[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 Commencement Certificate bearing No.B.P./Borhadewadi/22/2023 dt. 10/03/2023 issued by Pimpri Chinchwad Municipal Corporation.
2. Copy of Commencement Certificate bearing No. B.P./Borhadewadi/25/2025 dtd 31.03.2025 issued by PCMC.
3. Copy of NA order bearing No. Jamin/NA/SR/150/2023, Dt: 15/03/2023 issued by Upper Tahsildar Pimpri Chinchwad.
4. Copy of Zone Certificate of Gat No. 644 bearing NO. NArvi/Kavi/Zoda/02/159/2021 dated 04.08.2021 issued by PCMC.
5. Copy of Zone Certificate of Gat No. 643 bearing NO. NArvi/Kavi/Zoda/02/158/2021 dated 04.08.2021 issued by PCMC.
6. Copy of Irrevocable Power of Attorney executed by Mr. Govind Dattu alias Dattatray Borhade and 5 others in favor of M/s. Nexus developers through its partner Mr. NAreshkumar Ravjibhai Patel which is registered in the office of Sub Registrar Haveli No. 25 at Sr. No.3682/2016 on 15/05/2016 along with RR.
7. Copy of Sale deed executed by Mr. Govind Dattu alias Dattatray Borhade and 5 others in favor of M/s. Nexus developers through its partner Mr. Nareshkumar Ravjibhai Patel which is registered in the office of Sub Registrar Haveli No. 25 at Sr. No.3681/2016 dated 15.05.2016 along with RR and Index II.
8. Copy of Draft of Agreement between M/s. Nexus Developers through its partner Mr. Nareshkumar Ravjibhai Patel and Mr. Rahul Raghunath Gaikwad & Mrs. Sunita Raghunath Gaikwad.

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

- A. History of Gat No. 643 having admeasuring 00H 57R along with Potkharaba adm., 00H 01R total adm., area 00H 58R out of property adm., area 00H 6.50 R i.e. 650 Sq.Mtrs., which is assessed at Rs.04.75 Paise –

1. WHEREAS **Gat No. 643** having admeasuring 00H 57R along with Potkharaba adm., 00H 01R total adm., area 00H 58R out of property adm., area 00H 6.50 R i.e. 650 Sq.Mtrs., situated at Village Borhadewadi, Taluka Haveli, District Pune was originally owned and possessed by Mr. Rambhau Bhika Ozarkar and his name were recorded in the Revenue Records as owner of the said Property.
2. AND WHEREAS Mr. Rambhau Bhika Ozarkar expired leaving behind his legal heirs i.e. five sons Shri. Dattu Rambhau Ozarkar, Shri. Dnyaneshawar Rambhau Ozarkar, Shri. Dashrath Rambhau Ozarkar, Shri. Vishnu Rambhau Ozarkar, Shri. Bhika Rambhau Ozarkar, and two daughters Smt. Nanibai Sahadu Phuge, Smt. Kalabai Sahadu Saste, and wife namely Smt. Taibai Rambhau Ozarkar and their names were mutated vide Mutation Entry No. 1512 in 7/12 extract as Owners of the said Property.
3. AND WHEREAS Smt. Kalabai Sahadu Saste died on 30.09.2004 leaving behind her legal heirs Ashok Sahadu Saste, Shri. Jaywant Sahadu Saste. That the same is recorded in the Revenue Records vide Mutation Entry No. 2262.
4. AND WHEREAS Shri. Dattu Rambhau Ozarkar expired on 25/04/2008 leaving behind his legal heirs i.e. son Shri. Ganpat Dattu Ozarkar, and two daughters Sou. Sulochana Sahebrao Saste, Sou. Manda Bhivaji Gonate, and wife Smt. Dagadabai Dattu Ozarkar and their names were mutated vide Mutation Entry No. 3148 in 7/12 extract as Owners of the said Property.
5. AND WHEREAS Smt. Nanibai Sahadu Phuge, Shri. Balu Sahadu Saste, Shri. Ashok Sahadu Saste, Shri. Jaywant Sahadu Saste had executed Release Deed in favour of Shri. Ganpat Dattu Ozarkar for the Property bearing Gat No. 643 situated at Village Borhadewadi, Taluka Haveli, District Pune and Other some Properties. That the said Release Deed is registered with Serial No. 6037/2004 dated 11/06/2008. That the same is recorded in the Revenue Records vide Mutation Entry No. 3319.
6. AND WHEREAS Shri. Ganpat Dattu Ozarkar and Others had executed Partition Deed for the Property bearing Gat No. 643 situated at Village Borhadewadi, Taluka Haveli, District Pune and other some Properties. That as per the terms and conditions in the said Partition Deed the Property bearing Gat No. 643 having admeasuring area of 00 H. 57 Ares Plus Potkharaba admeasuring area of 00 H. 01 Ares having total admeasuring area of 00 H. 58 Ares., out of Property admeasuring area about 00 H. 29 Ares situated at Village Borhadewadi, Taluka Haveli, District Pune came into the share of Shri. Ganpat Dattu Ozarkar, Smt. Dagadabai Dattu Ozarkar, Sou. Manda Bhivaji Gonate and Sou. Sulochana Sahebrao Saste. That the said Partition Deed is duly registered with the Sub Registrar Haveli No. 26 at their Serial No. 2702/2013 dated 06/12/2013. And the same is recorded in the Revenue Records vide Mutation Entry No. 7444.
7. AND WHEREAS vide mutation entry bearing No.8985 and 3148 it is seen that out of the above mentioned owners Smt. Dagadabai Dattu Ozarkar died, leaving behind Shri. Ganpat Dattu Ozarkar, Sou. Manda alias Mandakini Bhivaji Gonate, Sou. Sulochana Sahebrao Saste as her only legal heirs. And vide mutation entry bearing No.8985 and 3148 their names are recorded to the village 7/12 extracts.
8. AND WHEREAS M/s. Nexus Developers, A Partnership Firm, Through its Partner Mr. Nareshkumar Ravjibhai Patel and Shri. Ganpat Dattu Ozarkar, Sou. Manda alias Mandakini Bhivaji Gonate, Sou. Sulochana Sahebrao Saste have mutually exchanged their Properties. That as per the said Exchange Deed M/s. Nexus Developers, A Partnership Firm, Through its Partner Mr. Nareshkumar Ravjibhai Patel transferred the Property bearing Gat No. 644 having admeasuring area of 00 H. 55 Ares Plus Potkharaba admeasuring area of 00 H. 02 Ares having total admeasuring area of 00 H. 57 Ares., out of Property admeasuring area about 00 H. 4.50 Ares i.e. 450 Sq. Mtrs., situated at Village Borhadewadi, Taluka Haveli, District Pune to Shri. Ganpat Dattu Ozarkar, Sou. Manda alias Mandakini Bhivaji Gonate, Sou. Sulochana Sahebrao Saste. And Shri. Ganpat Dattu Ozarkar, Sou. Manda alias Mandakini Bhivaji Gonate, Sou. Sulochana Sahebrao Saste transferred the Property bearing Gat No. 643 having admeasuring area of 00 H. 57 Ares Plus Potkharaba admeasuring area of

00 H. 01 Ares having total admeasuring area of 00 H. 58 Ares., out of Property admeasuring area about 00 H. 6.50 Ares i.e 650 Sq. Mtrs., situated at Village Borhadewadi, Taluka Haveli District Pune to M/s. Nexus Developers, A Partnership Firm Through its Partner Mr. Nareshkumar Ravjibhai Patel. That th said Exchange Deed is duly registered with the Sub Registra Haveli No. 14 at their Serial No. 8564/2021 dated 13/07/2021 And the same is recorded in the Revenue Records vide Mutation Entry No. 7756.

9. AND WHEREAS we have provided Zone Certificate of Gat No. 643 bearing NO. NArvi/Kavi/Zoda/02/158/2021 dated 04.08.2021 issued by PCMC and the said land lies under Residential Zone.

B. History of Gat No. 644 having admeasuring 00H 55R along with Potkharaba adm., 00H 02R total adm., area 00H 57R out of property adm., area 00H 52.50 R i.e. 5250 Sq.Mtrs., which is assessed at Rs.04.49 Paise-

10. WHEREAS **Gat No. 644** having admeasuring 00H 55R along with Potkharaba adm., 00H 02R total adm., area 00H 57R out of property adm., area 00H 52.50 R i.e. 5250 Sq.Mtrs. originally owned and possessed by Mr. Maruti Sakharam Borhade and his name was recorded in the Revenue Records as owner of the said Property.
11. AND WHEREAS Shri. Maruti Sakharam Borhade expired on 01/08/1992 leaving behind his legal heirs i.e. son Shri. Dattu Maruti Borhade, and five daughters namely Smt. Subhadrabai Sopan Kalokhe, Smt. Zababai Bhaguji Kalate, Smt. Sindhubai Laxman Kalokhe, Smt. Muktabai Babu Kalate and Smt. Janabai Kisan Lande and their names were mutated vide Mutation Entry No. 946 in 7/12 extract as Owners of the said Property.
12. AND WHEREAS Smt. Subhadrabai Sopan Kalokhe, Smt. Zababai Bhaguji Kalate, Smt. Sindhubai Laxman Kalokhe, Smt. Muktabai Babu Kalate and Smt. Janabai Kisan Lande had executed Release Deed in favour of Shri. Dattu Maruti Borhade and Shri. Govind Dattu Borhade for the Property bearing Gat No. 644 situated at Village Borhadewadi, Taluka Haveli, District Pune and Other some Properties. That the said Release Deed is duly registered with the 14 at their Serial No. 11132/2004 dated 04/12/2004. That the same is recorded in the Revenue Records vide Mutation Entry No. 5067.
13. AND WHEREAS Shri. Dattu alias Dattatray Maruti Borhade had executed Gift Deed in favour of Shri. Govind Dattu alias Dattatray Borhade, Shri. Pandit Dattu alias Dattatray Borhade, Smt. Lata Namdev Borhade, Shri. Santosh Namdev Borhade and Shri. Sandip Namdev Borhade for the Property bearing Gat No. 644 having admeasuring area of 00 H. 55 Ares Plus Potkharaba admeasuring area of 00 H. 02 Ares having total admeasuring area of 00 H. 57 Ares., situated at Village Borhadewadi, Taluka Haveli, District Pune and Other some Properties. That the said Gift Deed is duly registered with the Sub Registrar Haveli No. 25 at their Serial No. 3410/2016 dated 04/05/2016. That the same is recorded in the Revenue Records vide Mutation Entry No. 6210.
14. AND WHEREAS Shri. Govind Dattu alias Dattatray Borhade, Shri. Pandit Dattu alias Dattatray Borhade, Smt. Lata Namdev Borhade, Shri. Santosh Namdev Borhade and Shri. Sandip Namdev Borhade with the consent of Shri. Dattu alias Dattatray Maruti Borhade had executed Sale Deed and Irrevocable Power of Attorney in favour of M/s. Nexus Developers, A Partnership Firm, Through its Partner Mr. Nareshkumar Ravjibhai Patel for the Property bearing Gat No. 644 having admeasuring area of 00 H. 55 Ares Plus Potkharaba admeasuring area of 00 H. 02 Ares having total admeasuring area of 00 H. 57 Ares., situated at Village Borhadewadi, Taluka Haveli, District Pune. That the said Sale Deed and Irrevocable Power of Attorney is registered with the Sub Registrar Haveli No, 25, Pune at their Serial No. 3681/2016 and 3682/2016 dated 15/05/2016. That the same is recorded in the Revenue Records vide Mutation Entry No. 6212.
15. AND WHEREAS M/s. Nexus Developers, A Partnership Firm, Through its Partner Mr. Nareshkumar Ravjibhai Patel and Shri. Ganpat Dattu Ozarkar, Sou. Manda alias Mandakini

Bhivaji Gonate, Sou. Sulochana Sahebrao Saste have mutually exchanged their Properties. That as per the said Exchange Deed M/s. Nexus Developers, A Partnership Firm, Through its Partner Mr. Nareshkumar Ravjibhai Patel transferred the Property bearing Gat No. 644 having admeasuring area of 00 H. 55 Ares Plus Potkharaba admeasuring area of 00 H. 02 Ares having total admeasuring area of 00 H. 57 Ares., out of Property admeasuring area about 00 H. 4.50 Arcs i.e. 450 Sq. Mtrs., situated at Village Borhadewadi, Taluka Haveli, District Pune to Shri. Ganpat Dattu Ozarkar, Sou. Manda alias Mandakini Bhivaji Gonate, Sou. Sulochana Sahebrao Saste. And Shri. Ganpat Dattu Ozarkar, Sou. Manda alias Mandakini Bhivaji Gonate, Sou. Sulochana Sahebrao Saste transferred the Property bearing Gat No. 643 having admeasuring area of 00 H. 57 Ares Plus Potkharaba admeasuring area of 00 H. 01 Ares having total admeasuring area of 00 H. 58 Ares., out of Property admeasuring area about 00 H. 6.50 Ares i.e. 650 Sq. Mtrs., situated at Village Borhadewadi, Taluka Haveli, District Pune to M/s. Nexus Developers, A Partnership Firm, Through its Partner Mr. Nareshkumar Ravjibhai Patel. That the said Exchange Deed is duly registered with the Sub Registrar Haveli No. 14 at their Serial No. 8564/2021 dated 13/07/2021. And the same is recorded in the Revenue Records vide Mutation Entry No. 7756.

16. AND WHEREAS we have provided Zone Certificate of Gat No. 644 bearing NO. NArvi/Kavi/Zoda/02/159/2021 dated 04.08.2021 issued by PCMC and said land lies under Residential Zone.
17. AND WHEREAS as per the Order of the Hon'ble Additional Tahasildar, Pimpri Chinchwad, Pune bearing Order No. Hano/155/SR/442/2021 dated 27/08/2021 the name of M/s. Nexus Developers, A Partnership Firm, Through its Partner Mr. Nareshkumar Ravjibhai Patel was corrected in 7/12 extract and the same is recorded in the Revenue Records vide Mutation Entry No. 7885.
18. AND WHEREAS M/s. Nexus Developers, A Partnership Firm, through its Partner Mr. Nareshkumar Ravjibhai Patel has proposed to construct a multistoried building consisting of ownership Flats, Tenements, Galas and etc., in accordance with the plans as sanctioned by the concerned Government Authority. That the concerned Authority i.e. Pimpri Chinchwad Municipal Corporation, Pimpri, has sanctioned the said building plan and has issued Commencement Certificate on 10/03/2023 by the Commencement Certificate No. B.P./Borhadewadi/22/23 dated 10/03/2023 revised Commencement Certificate B.P./Borhadewadi/25/2025 dated 31.03.2025.
19. AND WHEREAS M/s. Nexus Developers, A Partnership Firm, through its Partner Mr. Nareshkumar Ravjibhai Patel also applied to The Hon'ble Additional Tahasildar, Pimpri-Chinchwad, Pune (Revenue Branch) for granting permission to make use of said property for Non-Agricultural purpose and accordingly the Concerned Government Authority has granted permission under Order No. Jamin/NA/SR/150/2023 dated 15/03/2023.
20. AND WHEREAS M/s. Nexus Developers, A Partnership Firm, through its Partner Mr. Nareshkumar Ravjibhai Patel have right of Development over the said properties and also have absolute authority to evolve a scheme on ownership basis on the said properties as per the aforesaid documents. And also have clear and marketable title for the said properties.
21. AND WHEREAS after obtaining necessary permissions from concern authorities the developer i.e. M/s. Nexus Developers, A Partnership Firm, Through its Partner Mr. Nareshkumar Ravjibhai Patel has commenced construction of a building namely as **"NEXUS PRIMESQUARE"** on said land property.
22. AND WHEREAS developer has registered the said project under the provisions of Real Estate (Regulation and Development) Act 2016 with Maha RERA authority having certificate no. No. P52100050975 dated 24/10/2025.

23. AND WHEREAS as per RERA M/s. Nexus Developers has availed project loan on land adm., 5900 Sq. Mtrs., out of Gat No. 643(P) and 644 from **Bajaj Housing Finance Ltd.** by executing Mortgage deed which is registered in the office of Sub- Registrar Haveli No. 26 at Sr. No. 10761/2023 dated 19.06.2023 and the said loan still outstanding.
24. AND WHEREAS, Mr. Rahul Raghunath Gaikwad & Mrs. Sunita Raghunath Gaikwad have intended to purchase the said flat property from M/s. Nexus Developers through its partner Mr. Nareshkumar Ravjibhai Patel.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY: -

1. Copy of Irrevocable Power of Attorney executed by Mr. Govind Dattu alias Dattatray Borhade and 5 others in favor of M/s. Nexus developers through its partner Mr. NAreshkumar Ravjibhai Patel which is registered in the office of Sub Registrar Haveli No. 25 at Sr. No.3682/2016 on 15/05/2016 along with RR.
2. Copy of Sale deed executed by Mr. Govind Dattu alias Dattatray Borhade and 5 others in favor of M/s. Nexus developers through its partner Mr. Nareshkumar Ravjibhai Patel which is registered in the office of Sub Registrar Haveli No. 25 at Sr. No.3681/2016 dated 15.05.2016 along with RR and Index II.
3. Copy of Draft of Agreement between M/s. Nexus Developers through its partner Mr. Nareshkumar Ravjibhai Patel and Mr. Rahul Raghunath Gaikwad & Mrs. Sunita Raghunath Gaikwad.

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: - MH011625330202627E

Search Conducted Years: 13 years

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

Search Report Date: 08/10/2026

Note:

5.21 Whether EC is obtained?

EC Details: -

No. of Years EC Obtained:

Any Encumbrance to Specify: Bajaj HFL

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 Raghunath Gaikwad & Mrs. Sunita Raghunath Gaikwad will acquire a valid, clear, marketable and unencumbered title in the property stated above after entering into registered Agreement with M/s. Nexus Developers through its partner Mr. Nareshkumar Ravjibhai Patel.

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower of Mr. Rahul Raghunath Gaikwad & Mrs. Sunita Raghunath Gaikwad.

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 Registered Agreement between M/s. Nexus Developers through its partner Mr. Nareshkumar Ravjibhai Patel and Mr. Rahul Raghunath Gaikwad & Mrs. Sunita Raghunath Gaikwad with Registration Receipt and Index II.
2. Original Payment Receipts issued by Builder.
3. Original NOC to mortgage issued by Builder in favor of ICICI HFC Ltd.
4. Original Release Letter / NOC / CF NOC issued by Bajaj Housing Finance Ltd of the caption flat property.

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

Remarks If any:- NIL

Yours Faithfully,

MANE PRAVIN
SOPANRAO

Digitally signed by
MANE PRAVIN
SOPANRAO
Date: 2026.10.08
16:11:55 +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: 08/10/2026
LAN No. 77000366721

Search Report in respect of the file of Mr. Rahul Raghunath Gaikwad

DESCRIPTION OF THE PROPERTY -

All that piece and parcel of **Flat no. 1208, on 12th** Floor of an area 54.04 Sq. Mtrs. Carpet + terrace area 5.47 Sq. Mtrs. In the scheme known as **“NEXUS PRIME SQUARE” Wing B** out of Gat No. 643 & Gat No. 644 Situated at Village Borhadewadi, Taluka Haveli, District Pune, within the local limits of Pimpri Chinchwad Municipal Corporation

We have taken online paid e-search in respect of the above referred property (Gat No. 643 Borhadewadi) from the website of www.igrmaharashtra.gov.in since year 2014 to 2026 GRN No. MH011625330202627E dated 08/10/2026. 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	Data not found on IGR	NIL
2015	available Index are checked	NIL
2016	Gift Deed is duly registered with the Sub Registrar Haveli No. 25 at their Serial No. 3410/2016 dated 04/05/2016 Sale Deed is registered with the Sub Registrar Haveli No, 25, Pune at their Serial No. 3681/2016 dated 15/05/2016	---
2017	available Index are checked	NIL
2018	Data not found on IGR	NIL
2019	available Index are checked	NIL
2020	Data not found on IGR	NIL
2021	Exchange Deed is duly registered with the Sub Registrar Haveli No. 14 at their Serial No. 8564/2021 dated 13/07/2021	---
2022	available Index are checked	NIL
2023	Mortgage Deed between M/s. Nexus Developers AND Bajaj Housing Finance Ltd. which is registered in the office of Sub-Registrar Haveli No. 26 at Sr. No. 10761/2023 dated 19.06.2023	---
2024	available Index are checked	NIL
2025	available Index are checked	NIL
2026	available Index are checked	NIL

Thanking You,

MANE
PRAVIN
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MANE PRAVIN
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Date: 2026.10.08
16:11:44 +05'30'

P.S. Mane
Advocate

MH011625330202627E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
08 Oct 2026	Receipt	Receipt no.: 1115534452
	Name of the Applicant :	LATA SOPANRAO MANE
	Details of property of which document has to be searched :	Dist :Pune Village :Borhadwadi S.No/CTS No/G.No. : 643
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH011625330202627E		
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 '.		