

**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: 24/08/2026  
LAN No. 77000340231

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 presume 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 Mrs. Manisha Dhanaji Yedage.**

**PART I : PROPERTY DETAILS:**

**(A) Name of the Applicant/Borrower/s: Mrs. Manisha Dhanaji Yedage**

**(B) Name of the Co-applicant/s: (if any): Mr. Dhanaji Vasant Yedage**

**(C) Type of Loan: Builder-Purchase**

**(D) Purpose of Loan: Builder-Purchase**

**(E) Name of the Property Owner/s: M/s. SRS Constructions through its partner Mr. Sunil Kaluram Retawade & 2 other.**

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

**SCHEDULE I**  
**DESCRIPTION OF SAID LAND**

All that piece and parcel of land bearing **Sr. No. 120 (Old Survey / Gat No. 726), Plot No. 346**, admeasuring area 00 H. 1.20 Aar i.e. 120 sq. mtrs. Situated at village Wadmukhwadi, Charholi Budruk, Taluka Haveli Dist. Pune, within the limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub Registrar Haveli, Which is bounded as under:

On or towards EAST : Remaining property of Plot No. 346 and 347

On or towards WEST : Remaining property of Plot No. 352 and 353

On or towards SOUTH: Colony Road

On or towards NORTH: Colony Road

All that piece and parcel of land bearing **Sr. No. 120 (Old Survey / Gat No. 726) Plot No. 347**, admeasuring area 00 H. 4.8 Aar i.e. 480 sq. mtrs. Situated at village Wadmukhwadi, Charholi

Budruk, Taluka Haveli Dist. Pune, within the limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub Registrar Haveli, Which is bounded as under:

On or towards East : Property of Plot No. 338 & 339

On or towards South: Colony Road

On or towards West : Remaining property of Plot No. 346 and 347

On or towards North: Colony Road

All that piece and parcel of land bearing **Sr. No.120 (Survey /Old Gat No.726), Plot No. 353**, admeasuring area about 00 H. 1.39 Aar i.e. 139 Sq. Mtrs. Situated at village Wadmukhwadi, Charholi Budruk, Taluka Haveli Dist. Pune, within the limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub Registrar Haveli, Which is bounded as under:

On or towards East : Property of Mr. KaluramGaikwad and

On or towards West : Property of Plot No. 353

On or towards South : On or towards North

On or towards North : Property of Plot No. 346

[Hereinafter referred to as said property for the sake of brevity and convenience]

#### **SCHEDULE II**

##### **DESCRIPTION OF SAID FLAT**

All that piece and parcel of **Flat No. 102** on **1<sup>st</sup> Floor** of an area of 44.81 Sq. Mts. + Attached Balcony area 3.77 Sq. Mts. + Covered Car Parking in the scheme knows as "**PARIJAT**" Situated at Sr. No. 120 (Old Survey / Gat No. 726) Plot no. 346, 347 & 353, village Wadmukhwadi, Charholi Budruk, Taluka Haveli Dist. Pune, within the limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub Registrar Haveli.

[Hereinafter referred to as said flat property for the sake of brevity and convenience]

#### **PART II: LIST OF DOCUMENTS SUBMITTED BEFORE ME/US FOR SCRUTINY AND LEGAL OPINION:**

1. Copy of Commencement Certificate dated 11/08/2023, bearing no. BP/ Wadmukhwadi/ 56/2023 issued by Pimpri Chinchwad Municipal Corporation
2. Copy of NA order dated 09/11/2023, bearing no. JAMIN/NA/SR/523/2023 Upper Tehsildar Pimpri Chinchwad.
3. Copy of Registered Sale Deed dated 05/11/2001, bearing no. 7460/2001 between Mr. Subhash Tipanna Nelge and Mr. Atul Murlidhar Patil which is registered in the office of sub registrar Haveli no. 8.
4. Copy of Registered Power of Attorney dated 08/09/2022, bearing no. 12437/2022 Mr. Atul Murlidhar Patil and M/s SRS Constructions through its partner Mr. Sunil Kaluram Retawade & others with Registration Receipt.
5. Copy of Registered Power of Attorney dated 08/09/2022, bearing no. 12439/2022 between Mr. Govind Pandurang Raut and M/s SRS Constructions through its partner Sunil Kaluram Retawade & others which is registered in the office of sub registrar Haveli no. 13 with Registration Receipt.
6. Copy of RERA Certificate dated 18/01/2024, bearing no. P52100054385 issued by Maharashtra Real Estate Regulatory Authority.
7. Copy of Draft of Agreement of sale between M/s. SRS Constructions and Mrs. Manisha Dhanaji Yedage & Mr. Dhanaji Vasant Yedage.

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

1. WHEREAS, the land bearing Survey No. 120 (Old Survey No. 726) Plot No. 346 admeasuring area 00 H. 1.20 Aar i.e. 120 sq. mtrs. & Survey No. 120 (Old Survey No. 726) Plot No. 347 admeasuring area 00 H. 4.8 Aar i.e. 480 sq. mtrs, i.e. total adm, area 600 sq. mtrs. Situated at village Wadmukhwadi, Charholi Budruk, Taluka Haveli Dist. Pune, was originally owned by Mr. Subhash Tipanna Nelge.

2. AND WHEREAS, Mr. Subhash Tipanna Nelge has decided to sell the land of an area of 557.41 Sq. Mts, vide Registered Sale Deed dated 05/11/2001, bearing no. 7460/2001 in favor of Mr. Atul Murlidhar Patil which is registered in the office of sub registrar Haveli no. 8 and accordingly his name recorded over 7/12 extract vide mutation entry no. 2224.
3. AND WHEREAS, the land bearing Survey No. 120 (Old Survey No. 726) Plot No. 353 of an area of area 00 H. 1.39 Aar ie. 139 Sq. Mtrs. situated at village Wadmukhwadi, Charholi Budruk, Taluka Haveli Dist. Pune was originally owned by Mr. Satish Narayan Tapkir.
4. AND WHEREAS, Mr. Satish Narayan Tapkir has decided to sell the land of an area of 139.40 Sq. Mts. Vide Registered Sale Deed dated 18/08/2018, bearing no. 6018/2018 in favour of Mr. Govind Pandurang Raut which is registered in the office of sub registrar Haveli no. 8
5. AND WHEREAS, Mr. Satish Narayan Tapkir has executed Registered Sale Deed dated 19/07/2022, bearing no. 5266/2022 in favour of Mr. Govind Pandurang Raut in respect of Registered Sale Deed dated 18/08/2018, bearing no. 6018/2018 which is registered in the office of sub registrar Haveli no. 8 Pune.
6. AND WHEREAS, Mr. Atul Murlidhar Patil has decided to develop the said land property of an area of 00H 1.20 Ares out of Sr. no. 120, plot no. 346 & 347 vide Registered Development Agreement and Power of Attorney dated 08/09/2022, bearing no. 12436/2022 & 12437/2022 in favor of M/s SRS Constructions through its partner Mr. Sunil Kaluram Retawade & others which is registered in the office of sub registrar Haveli no. 13 Pune.
7. AND WHEREAS, Mr. Atul Murlidhar Patil has decided to develop the said land property of an area of 00H 4.8 Ares out of Sr. no. 120 Plot no. 346 & 347 vide Registered Development Agreement dated 08/09/2022. Bearing no. 12440/2022 & 12441/2022 in favor of M/s SRS Constructions through its partner Mr. Sunil Kaluram Retawade & others which is registered in the office of sub registrar Haveli no. 13 Pune.
8. AND WHEREAS, Mr. Govind Pandurang Raut has decided to develop the said land property of an area of 00H 1.39 Ares out of Sr. no. 120, plot no. 353 vide Registered Development Agreement & Power of Attorney dated 08/09/2022, bearing no. 12438/2022 & 12439/2022 in favor of M/s SRS Constructions through its partner Sunil Kaluram Retawade & others which is registered in the office of sub registrar Haveli no. 13 Pune.
9. AND WHEREAS, Upper Tehsildar Pimpri Chinchwad has granted Permission for the non-agricultural use of land vide order dated 09/11/2023, bearing no. JAMIN/NA/SR/523/2023.
10. AND WHEREAS, M/s SRS Constructions through its partner Sunil Kaluram Retawade & others have submit the necessary plans and obtained the Commencement Certificate dated 11/08/2023, bearing no. BP/ Wadmukhwadi/ 56/2023 issued by Pimpri Chinchwad Municipal Corporation.
11. AND WHEREAS, the Promoter has registered the Project **PARIJAT** under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority bearing Certificate No. P52100054385 on dated 18/01/2024
12. AND WHEREAS, Mrs. Manisha Dhanaji Yedage & Mr. Dhanaji Vasant Yedage have intended to purchase the said flat from M/s. SRS Constructions and I have verified the Draft of Agreement of sale between them.

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

1. Copy of Registered Sale Deed dated 05/11/2001, bearing no. 7460/2001 between Mr. Subhash Tipanna Nelge and Mr. Atul Murlidhar Patil which is registered in the office of sub registrar Haveli no. 8

2. Copy of Draft of Agreement of sale between M/s. SRS Constructions and Mrs. Manisha Dhanaji Yedage & Mr. Dhanaji Vasant Yedage

**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: MH008876486202627E

Search Conducted Years: 13 years

Name of the Advocate / Searcher: Sopanrao Mane & 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:

EC Applied by:

**PART VI: CERTIFICATE:**

In view of the foregoing, I/We certify that the title deeds intended to be deposited, relating to the property and offered as security by way of equitable mortgage and the documents of title referred to above are perfect evidence of the title and that if the said equitable mortgage is created in the manner required by law, it would satisfy the requirements of creation of equitable mortgage.

We further certify that of **Mrs. Manisha Dhanaji Yedage & Mr. Dhanaji Vasant Yedage** will acquire a valid, clear, marketable and unencumbered title in the property stated above after entering into registered Agreement.

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower of **Mrs. Manisha Dhanaji Yedage & Mr. Dhanaji Vasant Yedage**.

The following original documents to be collected by ICICI HFC for creation of registered/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 of sale between M/s. SRS Constructions and Mrs. Manisha Dhanaji Yedage & Mr. Dhanaji Vasant Yedage with Registration Receipt and Index II.
2. Original NOC to mortgage issued by Builder i.e. M/s. SRS Constructions.
3. Original Payment Receipts issued by Builder i.e. M/s. SRS Constructions.

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

**REMARKS (if any):-**

**Yours Faithfully,**

MANE  
PRAVIN  
SOPANRAO

Digitally signed  
by MANE PRAVIN  
SOPANRAO  
Date: 2026.08.27  
17:43:42 +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: 24/08/2026  
LAN No. 77000340231

**Search Report in respect of the file of Mrs. Manisha Dhanaji Yedage.**

**DESCRIPTION OF THE PROPERTY:-**

All that piece and parcel of **Flat no. 102** on **1st** Floor of an area of 44.81 Sq. Mts. + Attached Balcony area 3.77 Sq. Mts. + Covered Car Parking in the scheme knows as **“PARIJAT”** Situated at Sr. No. 120 (Old Survey / Gat No. 726) Plot no. 346, 347 & 353, village Wadmukhwadi, Charholi Budruk, Taluka Haveli Dist. Pune, within the limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub Registrar Haveli.

We have taken online paid e-search in respect of the above referred property (Gat No. 120, Wadmukhwadi) 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 | available Index are checked                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | NIL   |
| 2016 | available Index are checked                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | NIL   |
| 2017 | available Index are checked                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | NIL   |
| 2018 | Sale Deed between Mr. Satish Narayan Tapkir in favour of Mr. Govind Pandurang Raut dated 19/07/2022, bearing no. 5266/2022<br><br>Sale Deed between Mr. Satish Narayan Tapkir in favour of Mr. Govind Pandurang Raut which is registered in the office of sub registrar Haveli no. 8 dated 18/08/2018, bearing no. 6018/2018                                                                                                                                                                                                                                                    | ---   |
| 2019 | available Index are checked                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | NIL   |
| 2020 | available Index are checked                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | NIL   |
| 2021 | available Index are checked                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | NIL   |
| 2022 | Development Agreement between Mr. Govind Pandurang Raut in favor of M/s SRS Constructions through its partner Sunil Kaluram Retawade & others dated 08/09/2022, bearing no. 12438/2022<br><br>Development Agreement between Mr. Atul Murlidhar Patil in favor of M/s SRS Constructions through its partner Sunil Kaluram Retawade & others dated 08/09/2022 Bearing no. 12440/2022<br><br>Development Agreement between Mr. Atul Murlidhar Patil in favor of M/s SRS Constructions through its partner Sunil Kaluram Retawade & others dated 08/09/2022, bearing no. 12436/2022 | ---   |
| 2023 | available Index are checked                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | NIL   |
| 2024 | available Index are checked                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | NIL   |
| 2025 | available Index are checked                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | NIL   |

|      |                             |     |
|------|-----------------------------|-----|
| 2026 | available Index are checked | NIL |
|------|-----------------------------|-----|

MANE  
PRAVIN  
SOPANRAO

Digitally signed  
by MANE PRAVIN  
SOPANRAO  
Date: 2026.08.27  
17:43:22 +05'30'

Thanking You,  
  
P.S. Mane  
Advocate



CHALLAN  
MTR Form Number-6



|                       |                    |         |  |  |                                    |                     |                          |         |                                       |  |                       |  |
|-----------------------|--------------------|---------|--|--|------------------------------------|---------------------|--------------------------|---------|---------------------------------------|--|-----------------------|--|
| GRN                   | MH008876486202627E | BARCODE |  |  | Date                               | 24/08/2026-11:22:04 |                          | Form ID |                                       |  |                       |  |
| Department            |                    |         |  |  | Inspector General Of Registration  |                     |                          |         |                                       |  |                       |  |
| Type of Payment       |                    |         |  |  | Search Fee                         |                     |                          |         |                                       |  |                       |  |
| Type of Payment       |                    |         |  |  | Other Items                        |                     |                          |         |                                       |  |                       |  |
| Office Name           |                    |         |  |  | PND1_JT DISTT REGISTRAR PUNE URBAN |                     | Full Name                |         | LATA SOPANRAO MANE                    |  |                       |  |
| Location              |                    |         |  |  | PUNE                               |                     |                          |         |                                       |  |                       |  |
| Year                  |                    |         |  |  | 2026-2027 One Time                 |                     |                          |         |                                       |  |                       |  |
| Account Head Details  |                    |         |  |  | Amount In Rs.                      |                     | Premises/Building        |         | Flat/Block No.                        |  |                       |  |
| 0030072201 SEARCH FEE |                    |         |  |  | 325.00                             |                     | Road/Street              |         |                                       |  |                       |  |
|                       |                    |         |  |  |                                    |                     | Area/Locality            |         |                                       |  |                       |  |
|                       |                    |         |  |  |                                    |                     | Town/City/District       |         |                                       |  |                       |  |
|                       |                    |         |  |  |                                    |                     | PIN                      |         |                                       |  |                       |  |
|                       |                    |         |  |  |                                    |                     | Remarks (If Any)         |         |                                       |  |                       |  |
|                       |                    |         |  |  |                                    |                     |                          |         |                                       |  |                       |  |
|                       |                    |         |  |  |                                    |                     |                          |         |                                       |  |                       |  |
|                       |                    |         |  |  |                                    |                     |                          |         |                                       |  |                       |  |
|                       |                    |         |  |  |                                    |                     |                          |         |                                       |  |                       |  |
|                       |                    |         |  |  |                                    |                     |                          |         |                                       |  |                       |  |
| Total                 |                    |         |  |  | 325.00                             |                     | Amount In                |         | Three Hundred Twenty Five Rupees Only |  |                       |  |
|                       |                    |         |  |  |                                    |                     | Words                    |         |                                       |  |                       |  |
| Payment Details       |                    |         |  |  | PUNJAB NATIONAL BANK               |                     |                          |         |                                       |  |                       |  |
|                       |                    |         |  |  | FOR USE IN RECEIVING BANK          |                     |                          |         |                                       |  |                       |  |
| Cheque-DD Details     |                    |         |  |  | Bank CIN                           |                     | Ref. No.                 |         | 03006172026082400266                  |  | 779912147             |  |
| Cheque/DD No.         |                    |         |  |  | Bank Date                          |                     | RBI Date                 |         | 24/08/2026-11:22:58                   |  | Not Verified with RBI |  |
| Name of Bank          |                    |         |  |  | Bank-Branch                        |                     | PUNJAB NATIONAL BANK     |         |                                       |  |                       |  |
| Name of Branch        |                    |         |  |  | Scroll No. , Date                  |                     | Not Verified with Scroll |         |                                       |  |                       |  |

Department ID : 512057753  
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Mobile No. : XXXXXX5938