

**SOPANRAO MANE & CO
ADVOCATES**

MR.PRAVIN S. MANE

MR.PRADEEP MANE

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

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LEGAL SCRUTINY REPORT

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

Date: 26/09/2026
LAN No. 77000323237

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. Vinod Suresh Barse

PART I: PROPERTY DETAILS:

(A) Name of the Applicant/Borrower/s: Mr. Vinod Suresh Barse

(B) Name of the Co-applicant/s: (if any): Mrs. Sarika Vinod Barse

(C) Type of Loan: HL

(D) Purpose of Loan: HL

(E) Name of the Property Owner/s: Mr. Mahesh Balasaheb Kavade

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

SCHEDULE – I

DISCRIPTION OF THE PROPRERTY

All that piece or parcel of land bearing **C.T.S. Number 50/C**, admeasuring 60.20 sq. mtrs., in the revenue records of Village Bhavani Peth, District Pune, lying within the jurisdiction of the Pune Municipal Corporation and also of the Joint Sub-Registrars, Haveli, Pune.

On or towards the EAST	: C.T.S. No. 51
On or towards the SOUTH	: Public road
On or towards the WEST	: Alleyway + C.T.S. 50/B
On or towards the NORTH	: Public road

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

SCHEDULE - II

DESCRIPTION OF THE FLAT

All that piece and parcel of bearing **Flat No. 201**, on the **2nd Floor**, in the Wing - "", Built-up area admeasuring 462 Sq. Ft. i.e. 42.94 Sq. Mtrs., in the building known as "**DWARKAMAI**" situated at C.T.S. Number 50/C Village Bhavani Peth, District Pune.

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

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

1. Copy of Occupancy Certificate No. OCC/3512/2016 dated 10/12/2016 issued by the Pune Municipal Corporation
2. Copy of mutation entry no. 3020
3. Copy of Registered Release Deed is duly registered with the office of the Joint Sub-Registrar, Haveli No.4, and Pune at Sr.no. 21013/2026, dated 21/09/2026 executed by Mrs Rajashree Tushar Deshpande née Rajashree Balasaheb Kavade & Mrs Aarti Manoj Jadhav née Aarti Balasaheb Kavade in favor of their brother namely i.e. Mr Mahesh Balasaheb Kavade, with Registration Receipt and Index II.
4. Copy of Agreement to Sale executed by Mr. Mahesh Balasaheb Kavade in favour of Mr. Vinod Suresh Barshe & Mrs. Sarika Vinod Barshe, which is registered in the office of Sub-Registrar Haveli No. 4, Pune at Sr. No. 21286/2026 dated 24/09/2026.

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

1. WHEREAS as per the land bearing C.T.S. Number 50/C, of an area of admeasuring 120.40 sq. mtrs. Village Bhavani Peth, City Survey Officer Number 2, District Pune, the property was originally owned by Mr. Sitaram Lakshminarayan Rathi.
2. AND WHEREAS Mr. Sitaram Lakshminarayan Rathi has sold the said Land bearing C.T.S. Number 50/C to Mr. Balasaheb Shripatrao Kavade & Mr. Bapusaheb Shripatrao Kavade by way of a Sale Deed executed on 24/11/1987 and duly registered with the office of the Sub-Registrar, Haveli No.1, Pune at Sr. No. 15460/1987. That thereby names of purchasers have been mutated on CTS extracts.
3. AND WHEREAS Mr. Balasaheb Shripatrao Kavade owner of 60.20 sq.mtrs., obtained the sanctioned building plan from the Pune Municipal Corporation vide Commencement Certificate No. BCP/1364 dated 21/06/1996.
4. AND WHEREAS Mr. Balasaheb Shripatrao Kavade obtained the revised building plan vide Revised Commencement Certificate No. 3668 dated 18/12/1997, issued by the Pune Municipal Corporation.
5. AND WHEREAS Mr. Balasaheb Shripatrao Kavade, having completed the construction work of the said building “Dwarkamai” as per the sanctioned revised building plan, obtained the Occupancy Certificate No. OCC/3512/2016 dated 10/12/2016 issued by the P.M.C. in respect of such completion. The Occupancy Certificate describes the sanctioned use for shops (Nos. 1-6) on the ground floor and residential flats (Nos. 101, 102, 201, 202, 301, 302) on the first, second, and third floors, respectively, along with parking for the entire building.
6. AND WHEREAS Mrs. Sunita Balasaheb Kavade, the wife of Mr Balasaheb Shripatrao Kavade, has expired on 14/07/2006, as evidenced by the Death Certificate issued by Pune Municipal Corporation, dated 11/05/2026.
7. AND WHEREAS Mr. Balasaheb Shripatrao Kavade has expired on 17/12/2016, as evidenced by the Death Certificate issued by Pune Municipal Corporation, dated 11/05/2026.
8. AND WHEREAS upon the demise of Mr. Balasaheb Shripatrao Kavade, who died intestate, his self-acquired property, including the northern portion of CTS No. 50/C admeasuring 60.20 sq. mtrs, and the construction thereon, devolved equally upon his legal heirs, namely, his son Mr. Mahesh Balasaheb Kavade, his married daughter Mrs. Rajashree Tushar Deshpande née Rajashree Balasaheb Kavade, and his married daughter Mrs. Aarti Manoj Jadhav née Aarti Balasaheb Kavade, each inheriting an undivided one-third share.

9. AND WHEREAS Mr. Mahesh Balasaheb Kavade, Mrs. Rajashree Tushar Deshpande, and Mrs. Aarti Manoj Jadhav, were duly mutated onto the Property Card for C.T.S. Number 50/C, Village Bhavani Peth, by way of Mutation Entry No. 3020, and approved on 18/07/2026. The mutation entry records Mr. Mahesh Balasaheb Kavade with 20.08 sq. mtrs., Mrs Rajashree Tushar Deshpande with 20.06 sq. mtrs., and Mrs Aarti Manoj Jadhav with 20.06 sq. mtrs. From the 60.20 sq. mtrs. Portion.
10. AND WHEREAS Mrs. Rajashree Tushar Deshpande née Rajashree Balasaheb Kavade and Mrs. Aarti Manoj Jadhav née Aarti Balasaheb Kavade have executed a Release Deed in favor of their brother namely i.e. Mr. Mahesh Balasaheb Kavade, on 28/08/2026. The said Release Deed is duly registered with the office of the Joint Sub-Registrar, Haveli No.4, and Pune at Sr.no. 21013/2026, dated 21/09/2026. By virtue of this Release Deed, the two sisters released all their undivided one-third rights, title, and interests in the residential flats/units inherited from their father Mr. Balasaheb Shripatrao Kavade in favor of their brother Mr. Mahesh Balasaheb Kavade, thereby making him the sole and exclusive owner of the entirety of the said Flat previously held by Mr. Balasaheb Shripatrao Kavade.
11. AND WHEREAS Mr. Mahesh Balasaheb Kavade has executed Agreement to Sale in favour of Mr. Vinod Suresh Barshe & Mrs. Sarika Vinod Barshe, which is registered in the office of Sub-Registrar Haveli No. 4, Pune at Sr. No. 21286/2026 dated 24/09/2026 of the caption flat property.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY: -

1. Copy of mutation entry no. 3020
2. Copy of Registered Release Deed is duly registered with the office of the Joint Sub-Registrar, Haveli No.4, and Pune at Sr.no. 21013/2026, dated 21/09/2026 executed by Mrs Rajashree Tushar Deshpande née Rajashree Balasaheb Kavade & Mrs Aarti Manoj Jadhav née Aarti Balasaheb Kavade in favor of their brother namely i.e. Mr Mahesh Balasaheb Kavade, with Registration Receipt and Index II.
3. Copy of draft of Agreement to sell between Mr. Mahesh Balasaheb Kavade and Mr. Vinod Suresh Barse and Mrs Sarika Vinod Barse

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? No 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: - MH010863141202627U
- Search Conducted Years: 13 years
- Name of the Advocate / Searcher: Sopanrao Mane & Co. (Advocates)
- Search Report Date: 26/09/2026
- Note:
- 5.21 Whether EC is obtained?
- EC Details: -
- No. of Years EC Obtained:
- Any Encumbrance to Specify: NIL
- EC Applied by:

PART VI: CERTIFICATE –

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

We further certify that of Mr. Vinod Suresh Barse & Mrs Sarika Vinod Barse has acquired a valid, clear, marketable and unencumbered title in the property stated above.

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower of Mr. Vinod Suresh Barse & Mrs Sarika Vinod Barse.

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

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

1. Original Agreement to Sale between Mr. Mahesh Balasaheb Kavade AND Mr. Vinod Suresh Barse & Mrs Sarika Vinod Barse which is registered in the office of Sub-Registrar Haveli No. 04 at Sr. No. 21286/2026 on 24/09/2026 with Registration Receipt and Index II.
2. Original NOC to mortgage issued by Mr. Mahesh Balasaheb Kavade.
3. Original OCR issued by Mr. Mahesh Balasaheb Kavade.
4. Copy of Latest Tax Paid Receipt.
5. Copy of Occupancy Certificate No. OCC/3512/2016 dated 10/12/2016 issued by the Pune Municipal Corporation.

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

1. Original Assignment Deed between Mr. Mahesh Balasaheb Kavade AND Mr. Vinod Suresh Barse & Mrs Sarika Vinod Barse with Index II and RR.

Remarks If any:- NIL

Yours Faithfully,

MANE
PRAVIN
SOPANRAO

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MANE PRAVIN
SOPANRAO
Date: 2026.09.30
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**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: 26/09/2026
LAN No. 77000323237

Search Report in respect of the file of Mr. Vinod Suresh Barse

DESCRIPTION OF THE PROPERTY -

All that piece and parcel of **Flat No. 201**, on the **2nd Floor**, in the Wing - "", Built-up area admeasuring 462 Sq. Ft. i.e. 42.94 Sq. Mtrs., in the building known as "**DWARKAMAI**" situated at C.T.S. Number 50/C Village Bhavani Peth, District Pune

We have taken online paid e-search in respect of the above referred property (C.T.S. Number 50 Bhavani Peth) from the website of www.igrmaharashtra.gov.in since year 2014 to 2026 GRN No. MH010863141202627U dated 26/09/2026. We have gone through the available Index II and on the basis of available information on the website of www.igrmaharashtra.gov.in, we hereby submit our report which is under -

Year	Transaction's	Entry
2014	available Index are checked	NIL
2015	available Index are checked	NIL
2016	available Index are checked	NIL
2017	available Index are checked	NIL
2018	available Index are checked	NIL
2019	available Index are checked	NIL
2020	available Index are checked	NIL
2021	available Index are checked	NIL
2022	available Index are checked	NIL
2023	available Index are checked	NIL
2024	available Index are checked	NIL
2025	available Index are checked	NIL
2026	Registered Release Deed is duly registered with the office of the Joint Sub-Registrar, Haveli No.4, and Pune at Sr.no. 21013/2026, dated 21/09/2026 executed by Mrs Rajashree Tushar Deshpande née Rajashree Balasaheb Kavade & Mrs Aarti Manoj Jadhav née Aarti Balasaheb Kavade in favor of Mr Mahesh Balasaheb Kavade Agreement to Sale between Mr. Mahesh Balasaheb Kavade AND Mr. Vinod Suresh Barse & Mrs Sarika Vinod Barse which is registered in the office of Sub-Registrar Haveli No. 04 at Sr. No. 21286/2026 on 24/09/2026	NIL

Thanking You,

MANE
PRAVIN
SOPANRAO

Digitally signed by
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Date: 2026.09.30
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P.S. Mane
Advocate

MH010863141202627U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
26 Sep 2026	Receipt	Receipt no.: 1115496202
	Name of the Applicant :	Pratik Prakash Oturkar
	Details of property of which document has to be searched :	Dist :Pune Village :Bhavani Peth S.No/CTS No/G.No. : 50
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH010863141202627U		
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'.		