

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, and Pune 411018

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LEGAL SCRUTINY REPORT

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

Date: 12/09/2026
LAN No. 77000343789

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 Miss. Savitri Pandurang Vanare

PART I : PROPERTY DETAILS:

- (A) Name of the Applicant/Borrower/s: Miss. Savitri Pandurang Vanare
- (B) Name of the Co-applicant/s: (if any): Mr. Pandurang Nivrutti Vanare
- (C) Type of Loan: Resale
- (D) Purpose of Loan: Resale
- (E) Name of the Property Owner/s: Mrs. Smita Shashikant Chavan
- (F) Description of the Property (with Boundaries):

SCHEDULE I

DESCRIPTION OF THE LAND

All that piece and parcel of land bearing Survey No. 4, Hissa Nos. 1A, 1A/5, 1A/6, 1A/7, 1A/8 and Survey No. 1, Hissa No. 1/1A/1 situated at village Bhilarewadi, Tal. Haveli, Dist. Pune within the limits of Taluka Panchayat Samiti Haveli and Zilla Parishad Pune and Grampanchayat Bhilarewadi and in sub- Registrar Haveli, Dist. Pune. the details are as follows:

Survey Nos. & Hissa Nos.	Area H. R & Name of the Owner	BOUNDARIES			
		East	South	West	North

4/1A	0.10	Property of Chavan S. No. 4/1A/5	S. No. 4/2 Nivrutti, Balkrishna & Sopan Dagdoba & Bhilare	Remaining part of S. No. 4/2 Nivrutti & Balkrishna Dagdoba Bhilare	Survey No. 4/2
4/1A	0.2.5	Property of Kondiba Sawant	S. No. 4/1A Property of Mundphane	S. No. 4/1A Property of Mundphane	Property of Dhumal
4/1A/5	0.08	Property of Nalawade	Remaining land of S. No. 4/1A/5	Property of Shri. Patil	Property of Shri. Mahajan
4/1A/5	0.02	Property of Nalawade	Remaining land of S. No. 4/1A/5	Road	Remaining land of S. No. 4/1A/5
4/1A/6	0.05	Property of Sawant	Property of Dhumal	Property of Nana Kashid	Property of Dhumal
4/1A/7	0.10	Property of Bhilare	Property of Kharade	Property of Smita Chavan	Property of Smita Chavan
4/1A/8	0.05	Property of Bhilare	Property of Kharade	Property of Smita Chavan	Property of Smita Chavan
1/1/1A/1 part	0.03.5	Property of Dhumal & Mahajan	Remaining land of S. No. 1/1/1A/1	Remaining land of S. No. 1/1/1A/1	30 ft. road

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

SCHEDULE II
DESCRIPTION OF THE FLAT

All that piece and parcel of **Flat No. 103**, on the **1st Floor** area admeasuring 36 sq. mtrs. Carpet, Enclosed Balcony area admeasuring 2.55 sq. mtrs. And attached terrace area admeasuring 4.18 sq. mtrs. **In Building No. ‘A’** in “AZALEA CO. OP. HOUSING SOCIETY LTD”, Survey No. 4, Hissa Nos. 1A, 1A/5, 1A/6, 1A/7, 1A/8 and Survey No. 1, Hissa No. 1/1A/1 situated at village Bhilarewadi, Tal. Haveli, Dist. Pune

[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 has been issued vide No. PHA/Bhilarewadi/ S. No. 4/1A & other/Pra.kra./1839 dated 17/04/2018 issued by Pune Metropolitan Regional Development Authority.
2. Copy of Completion Certificate thereof from the PMRDA for “A” building vide No. Pra. Kra 1839/16-17 dated 31.05.2018.
3. Copy of society Registration certificate no. PNA/PNA (4)/HSG/ (TC)/19453/2018-2019, dated 27/02/2019 as style name as AZALEA CO. OP. HOUSING SOCIETY LTD.

4. Copy of Share Certificate dated 05/01/2020, no. 03 issued by AZALEA CO. OP. HOUSING SOCIETY LTD in favor of Mrs. Smita Shashikant Chavan for (flat no. A-103)
5. Copy of Registered Development Agreement which is registered in the office of sub registrar Haveli no. 2 Pune, dated 09/05/2013, Sr. no. 3667/2013 executed by Mrs. Smita Shashikant Chavan in favor of M/s Acme Sawant Ventures with Registration Receipt and Index II.
6. Copy of Registered Possession receipt (Supplementary Agreement for Possession) which is registered in the office of sub registrar Haveli no. 13, dated 04/01/2019, Sr. no. 212/2019 executed by M/s Acme Sawant Ventures in favor of Mrs. Smita Shashikant Chavan with Registration Receipt and Index II.
7. Copy of Draft of Deed of Assignment between Miss. Savitri Pandurang Vanare and Mrs. Smita Shashikant Chavan.

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

1. WHEREAS, the piece and parcel of land totally admeasuring 2550 sq. mtrs out of Survey No. 4/1A/5, 4/1A/6, 4/1A/7, 4/1A/8 & 1/1/1A/1 Part situated at village Bhilarewadi, Tal. Haveli, Dist. Pune was originally owned by Mrs. Smita Shashikant Chavan.
2. AND WHEREAS, Mrs. Smita Shashikant Chavan has entrusted the development rights in favor of M/s Acme Sawant Ventures vide Registered Development Agreement and power of attorney which is registered in the office of sub registrar Haveli no. 2 Pune, dated 09/05/2013, Sr. No. 3667/2013 & 3668/2013 and thereby entrusted development rights in respect of land of an area 2550 Sq. Mts. and by virtue of the same the said developer has agreed to give 40% Construction as a consideration of the aforesaid development agreement to the land owner.
3. AND WHEREAS the piece and parcel of land totally admeasuring 00H 2.5R out of Survey No. 4/1A situated at village Bhilarewadi, Tal. Haveli, Dist. Pune was originally owned by Mr. Digambar Shankar Sawant & others.
4. AND WHEREAS Mr. Digambar Shankar Sawant & others have assigned the development rights of said land property in favor of M/s Acme Sawant Ventures by way of registered Development Agreement and Power of Attorney which are registered in the office of Sub Registrar Haveli No.01 at Sr.Nos. 3619/2014 and 3620/2014 both dated 02/05/2014.
5. AND WHEREAS the piece and parcel of land totally admeasuring 00H 10R out of Survey No. 4/1A situated at village Bhilarewadi, Tal. Haveli, Dist. Pune was originally owned by Mr. Devidas Mundfane.
6. AND WHEREAS Mr. Devidas Mundfane have assigned the development rights of said land property in favor of M/s Acme Sawant Ventures by way of registered Development Agreement and Power of Attorney which are registered in the office of Sub Registrar Haveli No.01 at Sr.Nos. 864/2014 and 865/2014 both dated 30/01/2014.
7. AND WHEREAS the piece and parcel of land totally admeasuring 00H 08R out of Survey No. 4/1A/5 situated at village Bhilarewadi, Tal. Haveli, Dist. Pune was originally owned by Mr. Anand Dhumal and Mrs. Madhavi Dhumal.
8. AND WHEREAS Mr. Anand Dhumal and Mrs. Madhavi Dhumal have assigned the development rights of said land property in favor of M/s Acme Sawant Ventures by way of registered Development Agreement and Power of Attorney which are registered in the office of Sub Registrar Haveli No.01 at Sr.Nos. 860/2014 and 861/2014 both dated 30/01/2014.
9. AND WHEREAS, M/s Acme Sawant Ventures has availed the loan from State Bank of India and the same has been repaid and hence the said bank has issued No Dues Certificate dated 31/12/2018.

10. AND WHEREAS, buildings plans are sanctioned by Pune Metropolitan Regional Development Authority and the Commencement Certificate has been issued vide No. PHA/Bhilarewadi/ S. No. 4/1A & other/Pra.kra./1839 dated 17/04/2018.
11. AND WHEREAS Hon'ble Collector Pune granted the non -agricultural permission of said land property vide order bearing No. Pune Metropolitan Regional Development Authority/NA/SR/8/2015 dated 05/12/2015.
12. AND WHEREAS accordingly as per sanctions and permissions, M/s Acme Sawant Ventures commenced the construction of scheme namely "AZALEA".
13. AND WHEREAS M/s Acme Sawant Ventures has registered the said project under the provisions of Real Estate (Regulation and Development) Act 2016 with MahaRERA authority having certificate No. P52100004621.
14. AND WHEREAS, M/s Acme Sawant Ventures has obtained Completion Certificate thereof from the PMRDA for "A" building vide no. Pra. Kra 1839/16-17 dated 31.05.2018.
15. AND WHEREAS, M/s Acme Sawant Ventures has executed Registered Possession receipt (Supplementary Agreement for Possession) in favor of Mrs. Smita Shashikant Chavan which is registered in the office of sub registrar Haveli no. 13, dated 04/01/2019, Sr. no. 212/2019 and accordingly the Developer handed over 15 Flat i.e. Flat No. 102, 103, 201, 202, 203, 204, 205, 206, 207, 208, 209, 803, 1001, 1005 and 1006 in Building No. 'A' named as "AZALEA", to the Land Owner i.e. Mrs. Smita Shashikant Chavan.
16. AND WHEREAS, Promoter Acme Sawant Venture have formed co. operative housing society of all the flat owners namely AZALEA CO. OP. HOUSING SOCIETY LTD. and got it duly registered under the provisions of The Maharashtra Co. Op. Societies Act, 1960 bearing Registration No. PNA/PNA (4)/HSG/ (TC)/19453/2018-2019, dated 27/02/2019 and the said society namely AZALEA CO. OP. HOUSING SOCIETY LTD have issued Share Certificate dated 05/01/2020, no. 03 in favor of Mrs. Smita Shashikant Chavan for (Flat no. A-103).
17. AND WHEREAS, Miss. Savitri Pandurang Vanare has intended to purchase the said property from Mrs. Smita Shashikant Chavan.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

1. Copy of Registered Development Agreement which is registered in the office of sub registrar Haveli no. 2 Pune, dated 09/05/2013, Sr. no. 3667/2013 executed by Mrs. Smita Shashikant Chavan in favor of M/s Acme Sawant Ventures with Registration Receipt and Index II.
2. Copy of Registered Possession receipt (Supplementary Agreement for Possession) which is registered in the office of sub registrar Haveli no. 13, dated 04/01/2019, Sr. no. 212/2019 executed by M/s Acme Sawant Ventures in favor of Mrs. Smita Shashikant Chavan with Registration Receipt and Index II.
3. Copy of Draft of Deed of Assignment between Miss. Savitri Pandurang Vanare and Mrs. Smita Shashikant Chavan

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: - MH010136579202627E
- Search Conducted Years: 13 years
- Name of the Advocate / Searcher: Sopanrao Mane & Co. (Advocates)
- Search Report Date: 12/09/2026
- 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 Miss. Savitri Pandurang Vanare will acquire a valid, clear, marketable and unencumbered title in the property stated above after entering into registered Deed of Assignment.

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower of Miss. Savitri Pandurang Vanare.

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 Deed of Assignment between Mrs. Smita Shashikant Chavan and Mrs. Savitri Pandurang Vanare with Registration Receipt and Index II.
2. Certified Registered Possession receipt (Supplementary Agreement for Possession) which is registered in the office of sub registrar Haveli no. 13, dated 04/01/2019, Sr. no. 212/2019 executed by M/s Acme Sawant Ventures in favor of Mrs. Smita Shashikant Chavan.
3. Original NOC issued by society i.e. AZALEA CO. OP. HOUSING SOCIETY LTD in favor of ICICI bank Ltd.
4. Original Share Certificate issued by society in favor of Mrs. Smita Shashikant Chavan.
5. Copy of Latest property Tax Paid Receipt.
6. Copy of Completion Certificate thereof from the PMRDA for "A" building vide no. Pra. Kra 1839/16-17 dated 31.05.2018.

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

REMARKS (if any):- NIL

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Mane

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Yours Faithfully,

**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: 12/09/2026
LAN No. 77000343789

Search Report in respect of the file of Miss. Savitri Pandurang Vanare

DESCRIPTION OF THE PROPERTY:-

All that piece and parcel of **Flat No. 103**, on the **1st Floor** area admeasuring 36 sq. mtrs. Carpet, Enclosed Balcony area admeasuring 2.55 sq. mtrs. And attached terrace area admeasuring 4.18 sq. mtrs. In Building No. 'A' in "**AZALEA CO. OP. HOUSING SOCIETY LTD**", Survey No. 4, Hissa Nos. 1A, 1A/5, 1A/6, 1A/7, 1A/8 and Survey No. 1, Hissa No. 1/1A/1 situated at village Bhilarewadi, Tal. Haveli, Dist. Pune

We have taken online paid e-search in respect of the above referred property (Survey No. 4, Bhilarewadi) from the website of www.igrmaharashtra.gov.in since year 2014 to 2026 GRN No. MH010136579202627E dated 12/09/2026. 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	Development Agreement between Mr. Digambar Shankar Sawant & others AND M/s Acme Sawant Ventures registered in the office of Sub Registrar Haveli No.01 at Sr.No.3619/2014 dated 02/05/2014 Development Agreement between Mr. Devidas Mundfane AND M/s Acme Sawant Ventures registered in the office of Sub Registrar Haveli No.01 at Sr.No. 864/2014 dated 30/01/2014 Development Agreement between Mr. Anand Dhumal and Mrs. Madhavi Dhumal AND M/s Acme Sawant Ventures registered in the office of Sub Registrar Haveli No.01 at Sr.No. 860/2014 dated 30/01/2014	---
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	Registered Possession receipt (Supplementary Agreement for Possession) which is registered in the office of sub registrar Haveli no. 13, dated 04/01/2019, Sr. no. 212/2019 executed by M/s Acme Sawant Ventures in favor of Mrs. Smita Shashikant Chavan	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	available Index are checked	NIL

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Thanking You,

P.S. Mane
Advocate

MH010136579202627E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
12 Sep 2026	Receipt	Receipt no.: 1115453421
	Name of the Applicant :	LATA SOPANRAO MANE
	Details of property of which document has to be searched :	Dist :Pune Village :Bhilarewadi S.No/CTS No/G.No. : 4
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH010136579202627E		
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'.		