

Adv. Rahul Chandrakant Khairmode
B. S. L., LL.B
Notary (Govt. Of India)
Resi. : Plot No. 2/9, Saraswati Niwas, Near Kurneshwar
Darshan Apartment, Jakatwadi, Satara – 415002

Office :
“Matoshri” Apartment, 990, Shaniwar Peth
Near Renukha Mandir, Satara - 415002
Mob – 9923640004
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LEGAL SCRUTINY REPORT

Loan Application No.- 77000344587

Date: 10/09/2026

To,
ICICI Home Finance Co. Ltd.
Satara

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of Mr. Shailesh Manaji Jadhav

PART I:
PROPERTY DETAILS:

1.	Name of the Applicant/Borrower/s	Mr. Shailesh Manaji Jadhav
2.	Name of the Co-applicant/s	Mrs. Trupti Shailesh Jadhav
3.	Type of Loan	Residential
4.	Purpose of Loan	MAH- Purchase in Resale
5.	Name of Property Owner/s	M/s. Bhosale Butte Patil Associates Thrg. Partner Mr. Jayprakash Ramrao Butte Patil & Mr. Dhanyakumar Mansingrao Bhosale
6.	Name of the Developer & POA Holder	M/s. Maple Ellora Developers Thrg. Partners Mr. Sachin Ashok Agrawal
7.	Description of the Property	All piece & parcel of land Bearing S.No.99/1, Project Known as Apala Ghar Phase-1, Building /Wing B5’ On First Floor, Flat No. B5-106, adm Carpet area 38.25 sq.mtr. i.e. 412 sq.ft. & adm enclosed Balcony adm area 10.11 sq.mtr.

		i.e. 109 sq.ft. & adm Dry Balcony area 2.46 sq.mtr. i.e. 26 sq.ft. & adj Terrace 3.23 sq. mtr. i.e. 35 sq.ft. & Covered Car Parking adm area 9.29 sq.mtr. ,Situated at Songirwadi , Tal- Wai, Dist-Satara within the limits of Tal Satara Registration Sub-district : Wai . The property bounded as follows :- East : Flat No. B5-107 South : Road West : Road North : Flat No. B5-105
8	Nature / Status of the Property	N.A.
9.	Type of Property	Residential

**PART II: LIST OF DOCUMENTS SUBMITTED BEFORE ME/US FOR SCRUTINY
AND LEGAL OPINION: (SPECIFY THE DOCUMENTS ARE ORIGINAL OR XEROX)**

Sr. No	Date, Particulars, Party(s) & Description of the Documents	Indicate whether Original / certified Photocopy / true copy
1.	Regd. Agreement for Sale executed by M/s. Bhosale Butte Patil Associates Thrg. Partner Mr. Jayprakash Ramrao Butte Patil & Mr. Dhanyakumar Mansingrao Bhosale Thrg. Developer & POA Holder M/s. Maple Ellora Developers Thrg. Partners Mr. Sachin Ashok Agrawal in favor of Mr. Thakurdas Vaparimal Nankani Dtd.05/04/2021 at Serial No.1481/2021 which is Registered in Sub- Registrar Wai along with Index II & RR.	Photo Copy
2.	Draft Deed of Assignment executed by Mr. Thakurdas Vaparimal Nankani with consent of M/s. Bhosale Butte Patil Associates Thrg. Partner Mr. Jayprakash Ramrao Butte Patil & Mr. Dhanyakumar Mansingrao Bhosale Thrg. Developer & POA Holder M/s. Maple Ellora Developers Thrg. Partners Mr. Sachin	Draft Copy

	Ashok Agrawal in favor of Mr. Shailesh Manaji Jadhav & Mrs. Trupti Shailesh Jadhav.	
3.	7/12 Extract of S. No. 99/1, Plot No.2, Situated at Songirwadi , Tal- Wai, Dist-Satara .	Photo Copy
4.	N.A. Order issued by Hon'ble Sub Divisional Officer Wai Dtd. 23/06/1995.	Photo Copy
5.	Revise N.A. Order & Building Permission issued by Hon'ble Collector Satara Dtd. 04/11/2009.	Photo Copy
6.	Revise Building Sanction Plan issued by Hon'ble Town Planning Officer Satara Dtd. 08/11/2017.	Photo Copy
7.	Revise Building Permission Issued by Hon'ble Collector Satara Dtd. 28/02/2018.	Photo Copy
8.	Partly Building Completion Certificate issued by Hon'ble Collector Satara Dtd. 08/09/2024.	Photo Copy
9.	Rera Certificate issued by Maharashtra Real Estate Regulatory Authority Dtd. 06/03/2025	Photo Copy

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

I have gone through the devolution All that piece and parcel of the bearing S.No.99/1, Project Known as Apala Ghar Phase-1, Building /Wing B5' On First Floor, Flat No. B5-106, adm Carpet area 38.25 sq.mtr. i.e. 412 sq.ft. & adm enclosed Balcony adm area 10.11 sq.mtr. i.e. 109 sq.ft. & adm Dry Balcony area 2.46 sq.mtr. i.e. 26 sq.ft. & adj Terrace 3.23 sq. mtr. i.e. 35 sq.ft. & Covered Car Parking adm area 9.29 sq.mtr. ,Situated at Songirwadi , Tal- Wai, Dist-Satara within the limits of Tal Satara Registration Sub-district : Wai .

On Perusal of various documents and while collating with the record of rights together with the said subject property is originally owned and possessed by Mr. Sadashiv Sakharam Bhilare & others. (hereinafter referred as the said land owner)

The owners submitted an application for. N.A. Residential and they also submitted Lay out Plan to Concern Authority and the Hon'ble Sub Divisional Officer Wai granted N.A. Order Vide Its Order No.KRAMANK-LNA-SR-5/95 Dtd. 23/06/1995.

The owner Mr. Sadashiv Sakharam Bhilare & others.has executed Regd. Sale Deed

of S.No.99/1, adm area 1 H 30 R Situated at Songirwadi , Tal- Wai, Dist-Satara In favor of M/s. Bhosale Butte Patil Associates Thrg. Partner Mr. Jayprakash Ramrao Butte Patil & Mr. Dhanyakumar Mansingrao Bhosale on Dtd. 02/05/2012 which is at Serial No. 1398/2012 Registered in the Sub- Registrar Wai and Accordingly name of M/s. Bhosale Butte Patil Associates Thrg. Partner Mr. Jayprakash Ramrao Butte Patil & Mr. Dhanyakumar Mansingrao Bhosale were entered into the Record of Rights.

The Hon'ble Collector Satara granted Revise N.A. Order & Building Permission Vide its Order No. KRA. MAH/JAMIN/WAI/SUDHARIT BINSHETI/39/2008 Dtd. 04/11/2009.

The owner M/s. Bhosale Butte Patil Associates Thrg. Partner Mr. Jayprakash Ramrao Butte Patil & Mr. Dhanyakumar Mansingrao Bhosale has executed Regd. Development Agreement of S.No.99/1 adm area 1 H 30 R Situated at Songirwadi , Tal- Wai, Dist-Satara In favor of M/s. Maple Ellora Developers Thrg. Partners Mr. Sachin Ashok Agrawal on Dtd. 30/05/2014 which is at Serial No. 2107/2014 Registered in the Sub- Registrar Wai

The owner M/s. Bhosale Butte Patil Associates Thrg. Partner Mr. Jayprakash Ramrao Butte Patil & Mr. Dhanyakumar Mansingrao Bhosale has executed Regd. Power of Attorney of S.No.99/1 adm area 1 H 30 R Situated at Songirwadi , Tal- Wai, Dist-Satara In favor of M/s. Maple Ellora Developers Thrg. Partners Mr. Sachin Ashok Agrawal on Dtd. 30/05/2014 which is at Serial No. 2108/2014 Registered in the Sub- Registrar Wai.

The owner & Developer decided to construct a Scheme Known as Apala Ghar Phase-1, of S.No.99/1 adm area 1 H 30 R Situated at Songirwadi , Tal- Wai, Dist-Satara and they also presented a Building Permission & Sanction Plan to concern Authority and the Hon'ble Town Planning Officer Satara granted Revise Building Sanction Plan Vide Its Order Dtd. 08/11/2017 and the Hon'ble Collector Satara granted Revise Building Sanction Plan Vide Its Order No. KRA. MAH/3/J/KHAVA/SURE/SUBAP/SR-20/15 Dtd. 28/02/2018.

The owner M/s. Bhosale Butte Patil Associates Thrg. Partner Mr. Jayprakash Ramrao

Butte Patil & Mr. Dhanyakumar Mansingrao Bhosale Thrg. Developer & POA Holder M/s. Maple Ellora Developers Thrg. Partners Mr. Sachin Ashok Agrawal has executed Regd. Agreement for Sale S.No.99/1, Project Known as Apala Ghar Phase-1, Building /Wing B5' On First Floor, Flat No. B5-106, adm Carpet area 38.25 sq.mtr. i.e. 412 sq.ft. & adm enclosed Balcony adm area 10.11 sq.mtr. i.e. 109 sq.ft. & adm Dry Balcony area 2.46 sq.mtr. i.e. 26 sq.ft. & adj Terrace 3.23 sq. mtr. i.e. 35 sq.ft. & Covered Car Parking adm area 9.29 sq.mtr. ,Situating at Songirwadi , Tal- Wai, Dist-Satara In favor of Mr. Thakurdas Vaparimal Nankani on Dtd. 05/04/2021 which is at Serial No. 1481/2021 Registered in the Sub- Registrar Wai.

The Hon'ble Collector Satara granted Partly Building Completion Certificate on Dtd. 08/09/2024.

The owner / Developer had Registered the said Scheme under the Real Estate Regulatory Authority and they have issued a Rera Certificate Dtd. 06/03/2025.

Mr. Shailesh Manaji Jadhav & Mrs. Trupti Shailesh Jadhav decided to purchase from Mr. Thakurdas Vaparimal Nankani with cosent of M/s. Bhosale Butte Patil Associates Thrg. Partner Mr. Jayprakash Ramrao Butte Patil & Mr. Dhanyakumar Mansingrao Bhosale Thrg. Developer & POA Holder M/s. Maple Ellora Developers Thrg. Partners Mr. Sachin Ashok Agrawal & to take loan from our financial institution of the said property of i.e. All that piece and parcel bearing S.No.99/1, Project Known as Apala Ghar Phase-1, Building /Wing B5' On First Floor, Flat No. B5-106, adm Carpet area 38.25 sq.mtr. i.e. 412 sq.ft. & adm enclosed Balcony adm area 10.11 sq.mtr. i.e. 109 sq.ft. & adm Dry Balcony area 2.46 sq.mtr. i.e. 26 sq.ft. & adj Terrace 3.23 sq. mtr. i.e. 35 sq.ft. & Covered Car Parking adm area 9.29 sq.mtr. ,Situating at Songirwadi , Tal- Wai, Dist-Satara within the limits of Tal Satara Registration Sub-district : Wai has clear, perfect, absolute & a marketable. The property in question is free from all encumbrances & loan can be granted to Borrower by creating a charge of the said property.

We have perused the documents forwarded to us and have got relevant and available records verified at Online Govt. Site of IGR Maharashtra for the 13 year for the year 2014-2026 on date 10/09/2026 Vide Receipt No . 1115446332 .

PART IV:

**EVIDENCE OF THE TITLE OF
PROPERTY:**

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
5.3	Whether the property is affected by any revenue and tenancy regulations; if yes then to what extent?	No
5.4	Whether the user land has been converted into Non-Agricultural for Residential use by the order of the competent Authority?	Yes
5.5	Whether up to date tax/land revenue has been paid in respect of the property?	N.A
5.6	Whether all original documents for last 13/30 years have been scrutinized; if not give reasons?	N.A
5.7	Whether required documents are available for creating mortgage?	Yes
5.8	Whether all the previous owners of the property had the right and competency to transfer the property?	Yes
5.9	Whether the proposed mortgage by deposit of title deeds is possible?	Yes
5.10	What is the tenure of the land; if it is leased?	No
5.11	Whether the land is Adivasi (tribal) land?	No
5.12	Whether the land /property are joint family property?	No
5.13	Whether SARFAESI Act applicable?	Yes
5.14	Is land/property/flat being subject to any reservations /acquisitions/requisitions?	No
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?	No

5.16	Whether the said POA holder has/had authority to sell the property under POA? No	No
5.17	Whether POA as recorded in 5.15 is registered?	No
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 -	No
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
5.20	Whether Search Report is obtained and submitted Search Report Details :- ---- Search Conducted Years :- 13 Years Name of the Advocate / Search :- Adv. R. C. Khairmode Search Report Date :- 10/09/2026 Note :- ----	Yes
5.21	Whether EC is obtained? EC Details :- No. of Years EC Obtained :- Any Encumbrance to Specify :- EC Applied by	No

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 registered/equitable mortgage and the documents of title referred to above are perfect evidence of the title and that if the said registered/equitable mortgage is created in the manner required by law, it would satisfy the requirements of creation of registered/equitable mortgage.

I/We further certify that M/s. Bhosale Butte Patil Associates Thrg. Partner Mr. Jayprakash Ramrao Butte Patil & Mr. Dhanyakumar Mansingrao Bhosale has/would derive valid, not clear, marketable and unencumbered title in the property/ies stated above .

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co –Borrower Mr. Shailesh Manaji Jadhav & Mrs. Trupti Shailesh Jadhav

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

Sr. No	Date, Particulars, Party(s) & Description of the Documents	Indicate whether Original / certified Photocopy / true copy
1	Latest 7/12 Extract of S. No. 99/1, Plot No.2, Situated at Songirwadi , Tal- Wai, Dist-Satara (Within 3 Months)	Photo Copy
2	N.A. Order issued by Hon'ble Sub Divisional Officer Wai Dtd. 23/06/1995.	Photo Copy
3	Revise N.A. Order & Building Permission issued by Hon'ble Collector Satara Dtd. 04/11/2009.	Photo Copy
4	Revise Building Sanction Plan issued by Hon'ble Town Planning Officer Satara Dtd. 08/11/2017.	Photo Copy
5	Revise Building Permission Issued by Hon'ble Collector Satara	Photo Copy

	Dtd. 28/02/2018.	
6	Partly Building Completion Certificate issued by Hon'ble Collector Satara Dtd. 08/09/2024.	Photo Copy
7	Rera Certificate issued by Maharashtra Real Estate Regulatory Authority Dtd. 06/03/2025	Photo Copy
8	Draft. Deed of Assignment executed by Mr. Thakurdas Vaparimal Nankani with consent of M/s. Bhosale Butte Patil Associates Thrg. Partner Mr. Jayprakash Ramrao Butte Patil & Mr. Dhanyakumar Mansingrao Bhosale Thrg. Developer & POA Holder M/s. Maple Ellora Developers Thrg. Partners Mr. Sachin Ashok Agrawal in favor of Mr. Shailesh Manaji Jadhav & Mrs. Trupti Shailesh Jadhav.	Draft Copy

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

Sr. No.	Date, Particulars, Party(s) & Description of the Documents	Indicate whether Original/certified Photocopy / true copy
1	Regd. Agreement for Sale executed by M/s. Bhosale Butte Patil Associates Thrg. Partner Mr. Jayprakash Ramrao Butte Patil & Mr. Dhanyakumar Mansingrao Bhosale Thrg. Developer & POA Holder M/s. Maple Ellora Developers Thrg. Partners Mr. Sachin Ashok Agrawal in favor of Mr. Thakurdas Vaparimal Nankani Dtd.05/04/2021 at Serial No.1481/2021 which is Registered in Sub- Registrar Wai along with Index II & RR.	Original
2	Regd. Deed of Assignment executed by Mr. Thakurdas Vaparimal Nankani with consent of M/s. Bhosale Butte Patil Associates Thrg. Partner Mr. Jayprakash Ramrao Butte Patil & Mr. Dhanyakumar Mansingrao Bhosale Thrg. Developer & POA Holder M/s. Maple Ellora Developers Thrg. Partners Mr. Sachin Ashok Agrawal in favor of Mr. Shailesh Manaji Jadhav	Original

	& Mrs. Trupti Shailesh Jadhav along with Index II & RR.	
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Following documents needs to be submitted at the time of post disbursal of the loan:-

Sr. No	Date, Particulars, Party(s) & Description of the Documents	Indicate whether Original /Certified Photocopy / true copy
NIL	NIL	NIL

REMARKS	No
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Yours Faithfully,

KHAIRAM Digitally signed
by KHAIRAMODE
ODE RAHUL C
RAHUL C Date: 2026.09.10
15:36:47 -07'00'

Adv. Rahul C. Khairmode

(The Present report is prepared as per best of my knowledge and ability and on the basis of the documents submitted and instructions given to me. It is presumed that the submitted documents and information given is genuine. Though the search has been carried out and I do not claim authenticity of the search. Except the addressee herein no person including person claiming to address can claim the report submitted all documents are returned herewith without keeping copy of it. For any other further clarification on any issue, you shall submit all the documents which I have persued. Therefore report also can not call as conclusive.)

Adv. Rahul Chandrakant Khairmode

B. S. L., LL.B

Notary (Govt. Of India)

Resi. : Plot No. 2/9, Saraswati Niwas, Near Kurneshwar

Darshan Apartment, Jakatwadi, Satara – 415002

Office :

“Matoshri” Apartment, 990, Shaniwar Peth

Near Renukha Mandir, Satara - 415002

Mob – 9923640004

khairmode.rahul@gmail.com

SEARCH REPORT

To,

The Credit Manager,

Home Finance Ltd,

Satara.

Date: 10/09/2026

Loan Application No.- 77000344587

Search Report in respect of the file of -- Mr. Shailesh Manaji Jadhav

DESCRIPTION OF THE PROPERTY:-

All piece & parcel of land Bearing S.No.99/1, Project Known as Apala Ghar Phase-1, Building /Wing B5’ On First Floor, Flat No. B5-106, adm Carpet area 38.25 sq.mtr. i.e. 412 sq.ft. & adm enclosed Balcony adm area 10.11 sq.mtr. i.e. 109 sq.ft. & adm Dry Balcony area 2.46 sq.mtr. i.e. 26 sq.ft. & adj Terrace 3.23 sq. mtr. i.e. 35 sq.ft. & Covered Car Parking adm area 9.29 sq.mtr. ,Situated at Songirwadi , Tal- Wai, Dist- Satara within the limits of Tal Satara Registration Sub-district : Wai .

We have taken online paid e-search in respect of the above referred property from the website www.igrmaharashtra.gov.in since year 2014 to 2026 GRN No. 1115446332 dated 10/09/2026. 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	Transactions	Entries
2014	1) Regd. Development Agreement Dtd. 30/05/2014 which is at Serial No. 2107/2014 2) Regd. Power of Attorney Dtd. 30/05/2014 which is at Serial No. 2108/2014	-----
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	available Index are checked	NIL
2020	available Index are checked	NIL
2021	Regd. Agreement for Sale Dtd. 05/04/2021 at Serial No.1481/2021	-----
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

(The Present report is prepared as per best of my knowledge and ability and on the basis of the documents submitted and instructions given to me. It is presumed that the submitted documents and information given is genuine. Though the search has been carried out and I do not claim authenticity of the search. Except the addressee herein no person including person claiming to address can claim the report submitted all documents are returned herewith without keeping copy of it. For any other further clarification on any issue, you shall submit all the documents which I have perused. Therefore report also can not call as conclusive.)

Yours Faithfully,

KHAIRAMO
DE RAHUL C
Digitally signed by KHAIRAMODE
RAHUL C
Date: 2026.09.10 15:37:10 -07'00'

Adv. Rahul C. Khairmode