



FLAIRNETIC ADVOCATES

Office No.1A, Third Floor, Kalyani Capital Building, CTS No. 554, N. C. Kelkar Marg, Narayan Peth, Pune 411030
Mobile: 9890999500 and 7391000239, Email: ddnyanada@yahoo.co

Ref / Application No. 77000338105

Date: 05/09/2026

LEGAL SCRUTINY REPORT

To,

ICICI HFC Ltd.,

Shivaji Nagar, Pune-05,

Dear Sir/ Madam,

Legal Scrutiny Report in respect of the File of MR. SHRIDHAR GAVHANE

PART I: PROPERTY DETAILS:

1. Name of the Applicant/Borrower/s: **MR. SHRIDHAR VASUDEV GAVHANE**
2. Name of the Co-applicant/s: (If any): **MRS. PUNAM GAVHANE**
3. Type of Loan: Builder Purchase
4. Purpose of Loan: HL
5. Name of the Mortgagor: **MR. SHRIDHAR VASUDEV GAVHANE**
6. **Description of the Property (With Boundaries):**

All the Piece and Parcel of Property Being Flat NO. 504 on 5th floor, Carpet area admeasuring 642 sq. Ft., i.e., 59.66 sq.mtrs., along with car parking, in wing NO A, in the Building known as "Shivamrut Park" Constructed on land bearing Survey No. 19/2/A AND Survey NO. 19/5/B, Situated at Village- Moradewadi, Taluka- Ambegaon, District-Pune, within the limit of PMC.

(Herein referred as Said flat/ Property).

7. Nature/ Status of the Property: **Freehold**
8. Type of Property: **Residential**



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

1. Copy of Agreement for Sale dated 16/07/2026 (reg. No. ABG/5933/2026) executed between M/S. R K S Builders and Developers through its partner Mr. Prakash shivram Bagal, Mr. Pramod Shivram Bagal and Mr. Ulhas Shivram Bagal (therein referred as Promotor) and Mr. Shridhar Vasudev Gavhane (therein referred as Purchasers) and Mr. Pramod Shivram Bagal for self and as POAH of Mr. Prakash shivram Bagal, and Mr. Ulhas Shivram Bagal (therein referred as Consenting party)
2. Copy of Special Power of Attorney dated 11/06/2026 (reg. NO. ABG/4831/2026) executed between M/S. R K S Builders and Developers through its partner Mr. Prakash shivram Bagal, and Mr. Ulhas Shivram Bagal (therein referred as Executants) and M/S. R K S Builders and Developers through its partner Mr. Pramod Shivram Bagal, (therein referred as attorney).
3. Copy of Special Power of Attorney dated 14/10/2025 (reg. NO. ABG/5629/2025) executed between Mr. Prakash shivram Bagal, and Mr. Ulhas Shivram Bagal (therein referred as Executants) and Mr. Pramod Shivram Bagal, (therein referred as attorney).
4. Copy of partnership Deed of M/S. R K S Builders and Developers dated 13/06/2024 executed between Mr. Prakash shivram Bagal, Mr. Pramod Shivram Bagal and Mr. Ulhas Shivram Bagal (therein referred as Partners)
5. Copy of cancellation Deed dated 24/04/2024 (reg. No. ABG/2469/2024) executed between Mr. Prakash shivram Bagal, Mr. Pramod Shivram Bagal and Mr. Ulhas Shivram Bagal (therein referred as Land owners) and M/s. Sai Samarth Builders and Developers (therein referred as Developer).
6. Copy of Cancellation Deed dated 08/10/2025 (reg. NO. ABG/5466/2025) executed between M/s. Sai Samarth Builders and Developers (therein referred as Promoter) and Mr. Prakash shivram Bagal, Mr. Pramod Shivram Bagal and Mr. Ulhas Shivram Bagal (therein referred as consenting party) and Mr. Ganesh Chandrakant Khawale and Mrs. Sumati Ganesh Khawale (thereon referred as Purchaser).



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7. Copy of Cancellation Deed dated 11/10/2021 (reg. NO. ABG/4177/2021) executed between M/s. Sai Samarth Builders and Developers (therein referred as Promoter) and Mr. Prakash shivram Bagal, Mr. Pramod Shivram Bagal and Mr. Ulhas Shivram Bagal (therein referred as consenting party) and Mr. Appasaheb Sitaram Jadhav report dated 30/09/2024 issued by Ashish P Kajale.
8. Copy of NOC issued by **Shri Bahiravnath Nagari Sahakari Patsanshtha Limited for sale of said units.**
9. Copy of 7/12 extract bearing name of Mr. Prakash shivram Bagal, Mr. Pramod Shivram Bagal and Mr. Ulhas Shivram Bagal.
10. Copy of N.A. cum commencement certificate dated 02/07/2014 bearing No. Land/Bishe/SR/49/2014 issued by sub-divisional Officer.
11. Copy of Revised commencement Certificate dated 08/05/2026 bearing No. outword No. Bldgpermit/219/2026/27 issued by Manchar Nagar Panchayat
12. Copy of form for completion Certificate dated 03/07/2026 bearing NO. 557/26/27 issued by Manchar Nagar Panchayat **[for Ground + upper 7th floor]**

NARRATION OF TITLE FLOW:

1. We have perused aforesaid deed and document and we find that Mr. Genbhau Mahadev Bagal was the owner of Land admeasuring 00 H 46 R **bearing** Survey No. 19/2/A AND admeasuring 00 H 24.50 R Survey NO. 19/5/B, Situated at Village-Moradewadi, Taluka-Ambegaon, District-Pune, within the limit of PMC. **(Said Larger land).**
2. We find that thereafter vide Registered Agreement dated 12/12/1996 (reg. No. Ambegaon/1224/1996) [R/w. Sale Deed dated 12/08/1997 (reg. No. Ambegaon/1027/1997)] Mr. Prakash shivram Bagal, Mr. Pramod Shivram Bagal and Mr. Ulhas Shivram Bagal purchased said Larger Land from Mr. Genbhau Mahadev Bagal. Accordingly the names of Mr. Prakash shivram Bagal, Mr. Pramod Shivram Bagal and Mr. Ulhas Shivram Bagal are recorded on Revenue Record vide **M.E. NO. 63.**



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3. We find that thereafter, as per order bearing NO. Hano/Vashi/ issued by Tahsildar, survey NO. 19/4A was corrected as Survey NO. 19/2A. Accordingly the effect of same was recorded on revenue record vide M.E. No. 355.
4. We find that thereafter, vide Development Agreement dated 16/12/2013 (reg. No. ambegaon/4308/2013) Mr. Prakash shivram Bagal, Mr. Pramod Shivram Bagal and Mr. Ulhas Shivram Bagal granted development rights in respect of **Land admeasuring 35.50 R out of Survey No. 19/2A and 24.50 R out of survey No. 19/5B i.e., total 00 H 60 R (said Land)** in favor of M/s. Sai Samarth Builders and Developers. And also executed Power of attorney in its favor.
5. We find that thereafter, M/s. Sai Samarth Builders and Developers constructed Building on said Land under name & styled as **"Snehaangan"**
6. We find that thereafter vide Various separate Agreements, M/s. Sai Samarth Builders and Developers agreed to sale and late on cancelled the transfer of following units in the Building known as "Snehaangan" constructed on said Land as follows:

Flat NO.	Agreement NO.	Related Cancellation Deed
Flat NO. 403 on 4th floor in C wing	Dated 31/12/2015 (reg. NO. (ABG/4635/2015)	We have not verified any cancelled Deed for same. This report is submitted subject to verification of same
Flat NO. 205 on 2 nd floor B wing	Dated 28/06/2016 (reg. NO. (ABG/2466/2016)	Cancellation Deed dated 08/10/2025 (reg. NO. ABG/5466/2025)
Flat NO. 203 on 2 nd floor C wing	Dated 15/02/2016 (reg. NO. (ABG/664/2016)	cancellation Deed dated 11/10/2021 (reg. No. ABG/4177/2021)

7. We find that thereafter vide cancellation Deed dated 24/04/2024 (reg. No. ABG/2469/2024) M/s. Sai Samarth Builders and Developers cancelled the above said



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- Development Agreement dated 16/12/2013 (reg. No. ambegaon/4308/2013) in favor of Mr. Prakash shivram Bagal, Mr. Pramod Shivram Bagal and Mr. Ulhas Shivram Bagal.
8. We find that thereafter vide partnership Deed dated 13/06/2024, Mr. Prakash shivram Bagal, Mr. Pramod Shivram Bagal and Mr. Ulhas Shivram Bagal entered into partnership firm under name & styled as **“M/S. R K S Builders and Developers”**.
9. We find that thereafter by obtaining all requisite permissions from competent authority, M/S. R K S Builders and Developers through its partner Mr. Prakash shivram Bagal, Mr. Pramod Shivram Bagal and Mr. Ulhas Shivram Bagal constructed Building on said Land under Name & styled as **“Shivamrut Park”**,
10. **We find from 7/12 extract, Mr. Prakash shivram Bagal, Mr. Pramod Shivram Bagal and Mr. Ulhas Shivram Bagal availed Loan against said Land from Shri Bahiravnath Nagari Sahakari Patsanshtha Limited. Same has been recorded on other rights column of 7/12 extract vide M.E. No. 2287 and 2288.**
11. We find that thereafter vide Agreement for Sale dated 16/07/2026 (reg. No. ABG/5933/2026) Mr. Shridhar Vasudev Gavhane purchased Flat NO. 504 on 5th floor, Carpet area admeasuring 642 sq. Ft., i.e., 59.66 sq.mtrs., along with car parking, in wing NO A, in the Building known as “Shivamrut Park” Constructed on land bearing Survey No. 19/2/A AND Survey NO. 19/5/B, Situated at Village- Moradewadi, Taluka-Ambegaon, District-Pune, within the limit of PMC (**said flat**) from M/S. R K S Builders and Developers through its partner Mr. Prakash shivram Bagal, Mr. Pramod Shivram Bagal and Mr. Ulhas Shivram Bagal with the consent of Mr. Pramod Shivram Bagal for self and as POAH of Mr. Prakash shivram Bagal, and Mr. Ulhas Shivram Bagal.
12. **Kindly note, we have been informed that, M/s. Sai Samarth Builders and Developers had started the construction on said Land under project name “Snehaangan” which is Latter names as “Shivamrut Park” and are one and same project.**

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:



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2. Copy of Special Power of Attorney dated 11/06/2026 (reg. NO. ABG/4831/2026) executed between M/S. R K S Builders and Developers through its partner Mr. Prakash shivram Bagal, and Mr. Ulhas Shivram Bagal (therein referred as Executants) and M/S. R K S Builders and Developers through its partner Mr. Pramod Shivram Bagal, (therein referred as attorney).
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4. Copy of partnership Deed of M/S. R K S Builders and Developers dated 13/06/2024 executed between Mr. Prakash shivram Bagal, Mr. Pramod Shivram Bagal and Mr. Ulhas Shivram Bagal (therein referred as Partners)
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6. Copy of Cancellation Deed dated 08/10/2025 (reg. NO. ABG/5466/2025) executed between M/s. Sai Samarth Builders and Developers (therein referred as Promoter) and Mr. Prakash shivram Bagal, Mr. Pramod Shivram Bagal and Mr. Ulhas Shivram Bagal (therein referred as consenting party) and Mr. Ganesh Chandrakant Khawale and Mrs. Sumati Ganesh Khawale (thereon referred as Purchaser).
7. Copy of Cancellation Deed dated 11/10/2021 (reg. NO. ABG/4177/2021) executed between M/s. Sai Samarth Builders and Developers (therein referred as Promoter) and Mr. Prakash shivram Bagal, Mr. Pramod Shivram Bagal and Mr. Ulhas Shivram Bagal



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- (therein referred as consenting party) and Mr. Appasaheb Sitaram Jadhav report dated 30/09/2024 issued by Ashish P Kajale.
8. Copy of NOC issued by **Shri Bahiravnath Nagari Sahakari Patsanshtha Limited for sale of said units.**
 9. Copy of 7/12 extract bearing name of Mr. Prakash shivram Bagal, Mr. Pramod Shivram Bagal and Mr. Ulhas Shivram Bagal.
 10. Copy of N.A. cum commencement certificate dated 02/07/2014 bearing No. Land/Bishe/SR/49/2014 issued by sub-divisional Officer.
 11. Copy of Revised commencement Certificate dated 08/05/2026 bearing No. outword No. Bldgpermit/219/2026/27 issued by Manchar Nagar Panchayat
 12. Copy of form for completion Certificate dated 03/07/2026 bearing NO. 557/26/27 issued by Manchar Nagar Panchayat **[for Ground + upper 7th floor]**

PART V: OTHER PROVISIONS:

- 5.1. Whether Provisions of Urban Land Ceiling act are applicable? N.A.
- 5.2. Whether any property/ies intends 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 competent authority? N.A
- 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 years have been scrutinized; if not give reason? Yes
- 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 competent 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? N.A.



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- 5.11. Whether the Land is Adivasi (tribal) Land? N.A.
- 5.12. Whether the Land/ Property are Joint Family Property? N.A.
- 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 Favor of the loan application? No
- 5.16. Whether the said POA holder has/ Had authority to Sell the Property under POA? N.A.
- 5.17. Whether POA as recorded in 5.15 is Registered? N.A.
- 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 N.A. Order issued by collector of a Concern district or Residential Zone 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 to obtained such permission; and any premium payable to the Authority upon such transfer: Builder NOC**
- 5.20. Whether Search Report is obtained and submitted? YES

Search Report Details:

SearchConductedYears:13 years (from 2014 to 2026)

Name of the Advocate/Searcher: Adv. Dnyanada Dangal

Search Report Date: 18/08/2026

Note: We have conducted the online search for the said property on the 'igrmaharashtra.gov.in' site for the period of last 13 years vide Challan no. MH008342941202627U and Receipt no.: 1115367098 dated 18/08/2026 All the registered transactions related to flow of title is reflected during the Search.



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We have not come across any adverse entry during our Search as per the record available on the said site

5.21. Whether EC is obtained? NO

EC Details:

NO. of Years EC obtained: NA

Any Encumbrance to Specify: NA

EC Applied by:NA

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.

1. I/We further clarify that **MR. SHRIDHAR VASUDEV GAVHANE is the owners and** clear and marketable title of said property as per mentioned above.
2. The Mortgage if created will be available to ICICI HFC for the liability of the intending Borrower/ co-Borrower **MR. SHRIDHAR VASUDEV GAVHANE.**

The following original document to be collected by ICICI HFC for creating of equitable mortgage of the said Property:

FOLLOWING DOCUMENTS NEED TO BE SUBMITTED PRIOR TO DISBURSAL OF LOAN

Disbursement of the loan:

1. Original Registered Agreement for Sale dated 16/07/2026 (reg. No. ABG/5933/2026) executed between M/S. R K S Builders and Developers through its partner Mr. Prakash



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- shivram Bagal, Mr. Pramod Shivram Bagal and Mr. Ulhas Shivram Bagal (therein referred as Promotor) and Mr. Shridhar Vasudev Gavhane (therein referred as Purchasers) and Mr. Pramod Shivram Bagal for self and as POAH of Mr. Prakash shivram Bagal, and Mr. Ulhas Shivram Bagal (therein referred as Consenting party. ;with Index II and R.R.
2. Copy of cancellation Deed executed between M/s. Sai Samarth Builders and Developers (therein referred as promotor) and Mr. Nilesh Madhukar Tarwade and Mrs. Vaishali Nilesh Tarwade (therein referred as purchasers) **[pertaining to agreement Dated 31/12/2015 (reg. NO. (ABG/4635/2015))]**
 3. Original NOC issued by “M/S. R K S Builders and Developers through **Mr. Prakash shivram Bagal, Mr. Pramod Shivram Bagal and Mr. Ulhas Shivram Bagal**”, for Creation of Mortgage in favour of ICICI Home Finance; in banks format.
 4. Original Possession Letter issued by through **Mr. Prakash shivram Bagal, Mr. Pramod Shivram Bagal and Mr. Ulhas Shivram Bagal** as the Partners of M/S. R K S Builders and Developers in name of Mr. Shridhar Vasudev Gavhane.
 5. Copy of No Dues Certificate issued by **Shri Bhiravnath Nagari Sahakari Patsanshtha Limited.**
 6. Original Indemnity executed by **Mr. Prakash shivram Bagal, Mr. Pramod Shivram Bagal and Mr. Ulhas Shivram Bagal**, as the Partners of M/S. R K S Builders and Developers in favor of ICICI HFC Limited, **confirming that projects under the name “Snehaangan” and “Shivamrut Park” are one and same.**

Post Disbursement:

1. Copy of Index II of Notice of intimation executed by Mr. Shridhar Vasudev Gavhane (therein referred as Mortgagor) and ICICI HFC Limited (therein referred as Mortgagee)

REMARKS (IF ANY): The Above Legal Report is Subject to Document Verification.

ENTRIES FOUND DURING THE IGR SEARCH ARE AS UNDER

Sub-Registrar office at Haveli (13 Years): -



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Year	Particulars
2014	NIL
2015	NIL
2016	NIL
2017	NIL
2018	NIL
2019	NIL
2020	NIL
2021	NIL
2022	NIL
2023	NIL
2024	1. cancellation Deed dated 24/04/2024 (reg. No. ABG/2469/2024) executed between Mr. Prakash shivram Bagal, Mr. Pramod Shivram Bagal and Mr. Ulhas Shivram Bagal (therein referred as Land owners) and M/s. Sai Samarth Builders and Developers (therein referred as Developer).
2025	NIL
2026	1. Agreement for Sale dated 16/07/2026 (reg. No. ABG/5933/2026) executed between M/S. R K S Builders and Developers through its partner Mr. Prakash shivram Bagal, Mr. Pramod Shivram Bagal and Mr. Ulhas Shivram Bagal (therein referred as Promotor) and Mr. Shridhar Vasudev Gavhane (therein referred as Purchasers) and Mr. Pramod Shivram Bagal for self and as POAH of Mr. Prakash shivram Bagal, and Mr. Ulhas Shivram Bagal (therein referred as Consenting party) 2.



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PLACE: Pune

DATE: 05/08/2026

Your Faithfully,

For Flairnetic Advocates

**DNYANADA
NITIN DANGAL**

Digitally signed by
DNYANADA NITIN
DANGAL
Date: 2026.09.10 13:37:31
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