

**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: 11/09/2026
LAN No. 77000351647

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. Prakash Mahadev Raut

PART I: PROPERTY DETAILS:

(A) Name of the Applicant/Borrower/s: Mr. Prakash Mahadev Raut

(B) Name of the Co-applicant/s: (if any):- Mrs. Meera Prakash Raut

(C) Type of Loan – Resale

(D) Purpose of Loan – Resale

(E) Name of the Property Owner/s – Mr. Prashant Rohidas Navale & Mr. Swapnil Rohidas Navale

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

SCHEDULE – I

DISCRIPTION OF THE PROPRERTY

All that piece and parcel of land Gat No. 1127 (Old Gat No. 1633) admeasuring area 7891.06 Sq. Mtrs out of land admeasuring area 9650 Sq. Mtrs out of larger portion 03H 26R, situated at Village Wagholi, Taluka Haveli, District Pune and bounded as follows:

On or towards the East	: By Amenity space of portion admeasuring 9620 Sq. Mtrs.
On or towards the South	: By 12 mtr wide road and property of Tukaram Satav
On or towards the West	: By Property of Tukaram & Maruti Satav
On or towards the North	: By Gat No. 1125 & 1126.

[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. 503 on 5th Floor** admeasuring area **32.40 Sq. Mtrs** along with **Enclosed Balcony** admeasuring area **3.96 Sq. Mtrs**, **Dry Balcony** admeasuring area **2.88 Sq. Mtrs**, **Open Terrace** admeasuring area **5.49 Sq. Mtrs** & **One Open Car Parking space**

in the scheme known as “**UTSAV RESIDENCY**” constructed on the property described in schedule - I above.

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

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

1. Draft copy of Deed of Assignment executed by Mr. Prashant Rohidas Navale & Mr. Swapnil Rohidas Navale in favour of Mr. Prakash Mahadev Raut & Mrs. Meera Prakash Raut.
2. Copy of Agreement to Sale executed by M/s. Royal Developers through its partners Mr. Piyush Pravin Raisonni & others in favour of Mr. Prashant Rohidas Navale & Mr. Swapnil Rohidas Navale, which is registered in the office of Sub-Registrar Haveli No. 7, Pune at Sr. no. 4493/2018 dated 19/07/2018 along with Index-II and RR.
3. Copy of Occupancy Certificate issued by PMRDA vide bearing No. DP/BHA/Wagholi/Gat No. 1127/17112015-2016 dated 27/04/2018.

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

1. WHEREAS as per the documents and information submitted to us it is seen that land bearing Gat No. 1127 (Old Gat No. 1633) admeasuring area 7891.06 Sq. Mtrs out of land admeasuring area 9650 Sq. Mtrs out of larger portion 03H 26R, situated at Village Wagholi, Taluka Haveli, District Pune, originally belonged to Smt. Sangita Ramdas Satav, Mr. Amol Ramdas Satav, Mr. Ramesh Ramdas Satav, Smt. Gajrabai Sopan Satav.
2. AND WHEREAS Smt. Sangita Ramdas Satav, Mr. Amol Ramdas Satav, Mr. Ramesh Ramdas Satav, Smt. Gajrabai Sopan Satav have executed Development Agreement in favour of M/s. Royal Developers through its partners Mr. Piyush Pravin Raisonni & others, which is registered in the office of Sub-Registrar Haveli No. 12, Pune at Sr. No. 4232/2012 dated 19/06/2012.
3. AND WHEREAS the said Smt. Gajrabai Sopan Satav died on 05/08/2013, leaving behind her Last Will and Testament dated 22/08/2012, whereby she confirmed the grant of development rights of the said Larger Land to the Promoter i.e. M/s. Royal Developers and bequeathed all her claim, right, title, and interest therein to Smt. Sangita Ramdas Satav.
4. AND WHEREAS the said Smt. Sangita Ramdas Satav, Amol Ramdas Satav, and Shri Ramesh Ramdas Satav (Co-Promoters) executed a Power of Attorney in favour of M/s Royal Developers (Promoter) through its partners Shri. Piyush Pravin Raisonni and Shri. Rahul Narhari Gavhane, which is registered in the office of Sub-Registrar Haveli no. 7, Pune at Sr. No. 3845/2013 dated 29/04/2013.
5. AND WHEREAS the Collector, Pune, granted permission for non-agricultural usage by issuing an NA order bearing No. PMRDA/NA/SR/51/2016 dated 02/06/2016, in respect of an area admeasuring 9283.60 sq.mtrs., from Gat No. 1127, thereby permitting M/s Royal Developers to change the user of the said lands to residential under Section 44 of the Maharashtra Land Revenue Code, 1966.
6. AND WHEREAS Pune Metropolitan Regional Development Authority sanctioned the building plans and issued Commencement Certificate No. BHA/ Wagholi/ Gat No. 1127P/ Pr. Ka. 3435 dated 17/02/2016.
7. AND WHEREAS after receiving the necessary permission the developer i.e. M/s. Royal Developers have constructed the building namely i.e. “Utsav Residency”.
8. AND WHEREAS M/s. Royal Developers has registered the said project under the provisions of Real Estate (Regulation and Development) Act 2016 with MahaRERA authority having certificate No. P52100006886 dated 16/08/2017.

9. AND WHEREAS M/s. Royal Developers obtained Occupancy Certificate issued by PMRDA vide bearing No. DP/BHA/Wagholi/Gat No. 1127/17112015-2016 dated 27/04/2018.
10. AND WHEREAS M/s. Royal Developers through its partners Mr. Piyush Pravin Raisonni & others executed Agreement to Sale in favour of Mr. Prashant Rohidas Navale & Mr. Swapnil Rohidas Navale, which is registered in the office of Sub-Registrar Haveli No. 7, Pune at Sr. no. 4493/2018 dated 19/07/2018 and thereby transferred caption flat property to Mr. Prashant Rohidas Navale & Mr. Swapnil Rohidas Navale.
11. AND WHEREAS M/s. Royal Developers through its partners Mr. Piyush Pravin Raisonni & others have executed Conveyance Deed in favour of Utsav Residency Co-Operative Housing Society Ltd, which is registered in the office of Sub-Registrar Haveli No. 7, Pune at Sr. No. 17376/2022 dated 17/11/2022.
12. AND WHEREAS Mr. Prakash Mahadev Raut & Mrs. Meera Prakash Raut have decided to purchase the said flat from Mr. Prashant Rohidas Navale & Mr. Swapnil Rohidas Navale by the way of Deed of Assignment.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

1. Draft copy of Deed of Assignment executed by Mr. Prashant Rohidas Navale & Mr. Swapnil Rohidas Navale in favour of Mr. Prakash Mahadev Raut & Mrs. Meera Prakash Raut.
2. Copy of Agreement to Sale executed by M/s. Royal Developers through its partners Mr. Piyush Pravin Raisonni & others in favour of Mr. Prashant Rohidas Navale & Mr. Swapnil Rohidas Navale, which is registered in the office of Sub-Registrar Haveli No. 7, Pune at Sr. no. 4493/2018 dated 19/07/2018 along with Index-II and RR.

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? Self construction case yet construction not commenced, hence NA
- 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 to mortgage required from Society.
- 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? Yes
Search Report Details: - MH010086076202627E
Search Conducted Years: 13 years
Name of the Advocate / Searcher: Sopanrao Mane & Co. (Advocates)
Search Report Date – 11/09/2026.
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. Prakash Mahadev Raut & Mrs. Meera Prakash Raut will derive a valid, clear, marketable and unencumbered title in the property stated above after entering in to register Deed of Assignment with Mr. Prashant Rohidas Navale & Mr. Swapnil Rohidas Navale.

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower of Mr. Prakash Mahadev Raut & Mrs. Meera Prakash Raut.

PART VII:

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 Deed of Assignment executed by Mr. Prashant Rohidas Navale & Mr. Swapnil Rohidas Navale in favour of Mr. Prakash Mahadev Raut & Mrs. Meera Prakash Raut along with Index II and RR.
2. Original Agreement to Sale executed by M/s. Royal Developers through its partners Mr. Piyush Pravin Raisonni & others in favour of Mr. Prashant Rohidas Navale & Mr. Swapnil Rohidas Navale, which is registered in the office of Sub-Registrar Haveli No. 7, Pune at Sr. no. 4493/2018 dated 19/07/2018 along with Index-II and RR.
3. Original NOC to mortgage from Society in favor of ICICI HFC.
4. Original Share Certificate issued by Society.
5. Copy of Property Tax Paid Receipts.
6. Copy of Occupancy Certificate issued by PMRDA vide bearing No. DP/BHA/Wagholi/Gat No. 1127/17112015-2016 dated 27/04/2018.

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

Remark if any :- NIL

Yours Faithfully,

MANE
PRAVIN
SOPANRAO

Digitally signed by
MANE PRAVIN
SOPANRAO
Date: 2026.09.11
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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: 11/09/2026
LAN No. 77000351647

Search Report in respect of the file of Mr. Prakash Mahadev Raut

DESCRIPTION OF THE PROPERTY -
All that piece and parcel of property bearing **Flat No. 503 on 5th Floor admeasuring area 32.40 Sq. Mtrs along with Enclosed Balcony admeasuring area 3.96 Sq. Mtrs, Dry Balcony admeasuring area 2.88 Sq. Mtrs, Open Terrace admeasuring area 5.49 Sq. Mtrs & One Open Car Parking space** in the scheme known as **“UTSAV RESIDENCY”**,” constructed on the land Gat No. 1127 (Old Gat No. 1633) admeasuring area 7891.06 Sq. Mtrs out of land admeasuring area 9650 Sq. Mtrs out of larger portion 03H 26R, situated at Village Wagholi, Taluka Haveli, District Pune.

We have taken online paid e-search in respect of the above referred property (Gat No. 1127 Wagholi) from the website of www.igrmaharashtra.gov.in since year 2013 to 2026 GRN No. MH010086076202627E dated – 11/08/2026. 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	Agreement to Sale executed by M/s. Royal Developers through its partners Mr. Piyush Pravin Raisonni & others in favour of Mr. Prashant Rohidas Navale & Mr. Swapnil Rohidas Navale, which is registered in the office of Sub-Registrar Haveli No. 7, Pune at Sr. no. 4493/2018 dated 19/07/2018	---
2019	available Index are checked	NIL
2020	available Index are checked	NIL
2021	available Index are checked	NIL
2022	Deed of Conveyance executed by M/s. Royal Developers through its partners Mr. Piyush Pravin Raisonni & others in favour of Utsav Residency Co-Operative Housing Society Ltd, which is registered in the office of Sub-Registrar Haveli No. 7, Pune at Sr. No. 17376/2022 dated 17/11/2022	---
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: 2026.09.11
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Thanking You,

P.S. Mane
Advocate

MH010086076202627E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
11 Sep 2026	Receipt	Receipt no.: 1115450347
	Name of the Applicant :	LATA SOPANRAO MANE
	Details of property of which document has to be searched :	Dist :Pune Village :Wagholi(avhalwadi) S.No/CTS No/G.No. : 1127
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH010086076202627E		
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'.		