

**SOPANRAO MANE & CO
ADVOCATES**

MR.PRAVIN S. MANE

MR.PRADEEP MANE

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LEGAL SCRUTINY REPORT

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

Date: 07/09/2026
LAN No. 77000347510

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. Ritesh Sanjay Dhanokar

PART I: PROPERTY DETAILS:

(A) Name of the Applicant/Borrower/s: Mr. Ritesh Sanjay Dhanokar

(B) Name of the Co-applicant/s: (if any): - Mrs. Vijaya Sanjay Dhanokar

(C) Type of Loan – Seller BT

(D) Purpose of Loan – Seller BT

(E) Name of the Property Owner/s – Mr. Ritesh Sanjay Dhanokar

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

SCHEDULE – I

DISCRIPTION OF THE LAND PROPRERTY

All that piece and parcel of the following land at village Borhadewadi, Taluka Haveli, within the limits of Pimpri Chinchwad Municipal Corporation, District Pune

Gat Nos.	Area in sq. mtr.
227/1 (old Gat No. 1345)	2545.25
227/2 (old Gat No. 1345)	2182.62
228/1 (old Gat No. 1346)	44.13
228/2 (old Gat No. 1346)	381.25
230 (old Gat No. 1347)	4255
230 (old Gat No. 1347)	8000
230 (old Gat No. 1347)	3548
230 (old Gat No. 1347)	3500
230 (old Gat No. 1347)	5233

and which land is bounded as follows:

On or towards East : By Property bearing Gat No. 231;
On or towards South : By 24 Mtrs. wide D.P. Road;
On or towards West : By 18 Mtrs. wide D.P. Road;
On or towards North : By Indrayani River

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

SCHEDULE - II
DESCRIPTION OF THE PROJECT LAND

All that piece and parcel of land admeasuring about 8268.76 sq. mtr.out of the entire said land and which land is collectively bounded as follows.

On or towards East : By Gat No. 231;
On or towards South : By Gat No. 228/2;
On or towards West : By 18 Mtr. D.P.Road;
On or towards North : By Gat No. 230.

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

SCHEDULE – III
DESCRIPTION OF THE SAID FLAT

All the piece and parcel of the **Flat No. 705 on 7th Floor admeasuring area 38.70 Sq. Mtrs along with Terrace admeasuring area 4.46 Sq. Mtrs, Enclosed Balcony admeasuring area 7.66 Sq. Mtrs, Dry Balcony admeasuring area 1.88 Sq. Mtrs & Exclusive right to use Covered Parking in the scheme known as “SILVER 9” WING NO. “F”** constructed on land mentioned in schedule-I

[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. Copy of Agreement to sale executed by Mr. Eklavya Rayaba Koli & Mrs. Jyoti Eklavya Koli in favour of Mr. Ritesh Sanjay Dhanokar, which is registered in the office of Sub-Registrar Haveli No. 17, Pune at Sr. No. 16918/2026 dated 27/06/2026 along with Index-II and RR.
2. Copy of Agreement to Sale executed by M/s. Silver Properties through its partner Mr. Kiran Kisan Sawant & others with the consent of M/s. Pristine properties & others in favour of Mr. Eklavya Rayaba Koli & Mrs. Jyoti Eklavya Koli, which is registered in the office of Sub-Registrar Haveli No. 18, Pune at Sr. No. 4872/2021 dated 09/03/2021 along with Index-II and RR.
3. Copy of NA order bearing No.PCMC/NOC/SR/20/2016, Dt: 04/05/2016 & Sanad vide case No.PCMC/Sanad/20/2016, Dt: 12/02/2021.
4. Copy of Commencement Certificate bearing No. BP/ Borhadewadi/03/2021, Dt: 12/02/2021 issued by Pimpri Chinchwad Municipal Corporation.
5. Copy of RERA bearing Sr.No.P52100019377, dated 23/01/2019.
6. Copy of Society Registration Certificate PNA/PNA(6)/HSG/(TC)/28172/2025-2026 dated 15/04/2025.
7. Copy of LOD of State Bank of India dated 22/05/2026.

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

Gat No. 227 & Gat No. 228

1. WHEREAS the land at Gat No.227 and 228 (Old Gat No. 1345 & 1346) belonged to Mr. Kondiba Shivram Barne and others prior to the year 1978.
2. AND WHEREAS the said Mr. Kondiba Shivram Barne died on 17.09.1978 leaving behind him Mr. Sadashiv Kondiram Barne (Son), Mr. Hiranman Kondiram Barne (Son), Mr. Sahadu Kondiram Barne (Son), Mr Mahadu Kondiram Barne(Son). Mrs. Kalabai Popat Tapkir (Daughter) and Smt. Phulabai Barne (Widow) as his legal heirs. And vide mutation entry bearing No. 1564 their names are recorded to the village 7/12 extracts of Gat No. 1345 & 1346.

3. AND WHEREAS the said Gat No. 1345 was converted into Gat No. 227 and Gat No. 1346 was converted Into Gat No. 228;
4. AND WHEREAS partition took place between Mr. Sadashiv Kondiram Barne and others in respect of Gat No. 227 and thereby the Gat No. 227 was divided into various hissa vide Partition Deed dated 06.10.1990, which is duly registered in the office of the Sub-Registrar Haveli No. 1, at Serial No. 12745/1990. in furtherance of the same following land came to the share of following owners:-

Owners	Gat No.	Area adm. Sq. Mtrs
Mr. Sitaram Ramu alias Rambhau Barne & Mr.Ananda Ramu alias Rambhau Barne	227/1	10400
Mr. Sadashiv Kondiram Barne, Mr. Hiranman Kondiram Barne, Mr. Sahadu Kondiram Barne & Mr Mahadu Kondiram Barne	227/2	10400
Mr. Sadashiv Kondiram Barne, Mr. Hiranman Kondiram Barne, Mr. Sahadu Kondiram Barne & Mr Mahadu Kondiram Barne	228/1	25300
Mr.Sitaram Ramu alias Rambhau Barne & Mr.Ananda Ramu alias Rambhau Barne	228/2	25200

5. AND WHEREAS vide mutation entry bearing No.109 their names are recorded to their respective shares and to the 7/12 extracts as owners thereof.
6. AND WHEREAS the said Mr. Sitaram Ramu alias Rambhau Barne and others with the consent of Mr. Santosh Sitram Barne, Mr. Pandurang Sadashiv Barne, Mr.Anil Mahadu Barne, Mr. Sopan Sahadu Barne & Smt. Kalabai Popat Tapkir assigned development rights of the land admeasuring about 3000 Sq. Mtrs out of Gat No.227/1 + admeasuring about 1000 Sq.Mtrs out of Gat No.228/2, + admeasuring about 3000 Sq.Mtrs out of Gat No.227/2, & admeasuring about 1000 Sq.Mtrs out of Gat No.228/1, Totally area admeasuring 8000 Sq. Mtrs. to and in favor of Mr. Ashok Raghunath Mane by way of registered Development Agreement and Power of Attorney which is registered in the office of Sub-Registrar Haveli No.18, at Sr.No.7224/2006 & 7225/2006 Dt: 18/10/2006. And by virtue of the said Development Agreement and Power of Attorney Mr. Ashok Raghunath Mane has acquired absolute development rights in the said land.
7. AND WHEREAS the said Mr. Ashok Raghunath Mane with the consent of Mr. Sitaram Rumu alias Rambhau Barne, Mr Ananda Ramu alias Rambhau Barne, Mr. Sadashiv Kondiram Barne, Mr. Hiranman Kondiram Barne, Mr. Sahadu Kondiram Barne, Mr. Mahadu Kondiram Barne, Mr. Santosh Sitaram Barne, Mr. Pandurang Sadashiv Barne, Mr. Anil Mahadu Barne, Mr. Sopan Sahadu Barne and Smt. Kalabai Popat Tapkir assigned development rights of the land admeasuring about 8000 sq. mtr. out of Survey Na 227/1, 227/2, 228/1 and 228/2 in favor of Mrs. Madhuri Ramesh Varade and Mrs. Maya Liladhar Varade vide Development Agreement dated 07.12.2006, which is duly registered in the office of the Sub Registrar Navels No. 5, at Serial No. 9661/2006 and Power of Attorney dated 07.12.2006, which is duly registered in the office of the Sub Registrar Haveli No. 5, at Serial No. 9662/2006.
8. AND WHEREAS the said Mr. Sitaram Ramu alias Rambhau Barne and Mr, Ananda Ramu alias Rambhau Barne, Mr. Sadashiv Kondiram Barne, Mr, Hiranman Kondiram Barne, Mr. Sahadu Kondiram Barne and Mr. Mahadu Kondiram Barne, Mr, Santosh Sadashiv Barne, Mr. Pandurang Sadashiv Barne, Mr. Anil Mahadu Barne, Mr. Sopan Sahadu Barne, Mrs. Kalabai Popat Tapkir through Power of Attorney holder Mr.Ashok Raghunath Mane through Power of Attorney holder Mrs. Madhuri Ramesh Varade and Mrs. Maya Liladhar Varade sold the land admeasuring about 8000 sq. mtr. out of Gat No. 227/1, 227/2, 228/1 and

228/2 in favor of various purchasers vide multiple and Separate Sale Deed in the following manner:-

Purchaser	Sale Deed	Area in Sq. Mtrs	Gat No	Mutation entry
Mr. Ramesh Jagannath Varade	Haveli-14, Sr.No.3871/2007, Dt:01/06/2007	3000 1000	227/2 228/1	3218
Mr. Liladhar Jagannath Varade	Haveli-14, Sr.No.3872/2007, Dt:01/06/2007	3000 1000	227/1 228/2	3219

9. AND WHEREAS the said Smt. Phulabai Padu Barne sold her undivided share of land admeasuring about 4250 sq. mtr, out of Gat No. 228/1 in favor of Mr. Abdul Shakkur Abbas Ali Chaudhary vide Sale Deed dated 06.10.2008 which is duly registered in the office of the Sub Registrar Haveli No. 8, at Sr.No. 7931/2008, and vide Mutation Entry No. 3784 the name of Mr. Abdul Shakkur Abbas Ali Chaudhary was mutated on 7/12 extracts as owner.
10. AND WHEREAS the said Mr. Sadashiv Kondiram Barne died on 30.08.2011 leaving behind him Mr. Pandurang Sadashiv Barne (Son), Mr. Tukaram Sadashiv Barne(Son), Mr. Suresh Sadashiv Barne (Son), Mrs. Parvati Vitthal Yevale (Daughter). Mrs. Narmada Sopan Dhore (Daughter). Mrs. Subhadra Sahadu Kadam (Daughtet), Mrs.Draupada Mohan Deshmukh (Daughter) and Late Smt. Anusaya Sadashiv Barne(Widow) as his legal heirs and vide Mutation Entry No. 4712 their names mutated on 7/12 extracts as owner of the Survey No. 227/2.
11. AND WHEREAS the said Mrs. Kalabai Popat Tapkir released her right, title and interest of the Survey No. 227/2 & 228/1 in favor of Hiranman Kondiram Barne, Mr. Sahadu Kondiram Barne and Mr. Mahadu Kondiram Barne, Mr. Pandurang Sadashiv Bame, Mr. Tukararn Sadashiv Barne. Mr. Suresh Sadashiv Barne vide Release Deed dated 07.09.2011, which is duly registered in the office of the Sub Registrar Haveli No. 14, at Serial No. 10081/2011. And vide Mutation Entry No. 4713 their names were mutated on 7/12 extracts of the Survey No. 227/2 & 228/1.
12. AND WHEREAS the said Mrs. Parvati Vitthal Yevale and Mrs. Narmada Sopan Dhore released their right, title and interest of the Survey No. 227/2 & 228/1 in favor of Mr. Pandurang Sadashiv Barne, Mr. Tukaram Sadashiv Barne, Mr. Suresh Sadashiv Barne vide Release Deed dated 23.02.2012, which is duly registered in the office of the Sub Registrar Haveli No, 14, at Serial No, 1882/2012. Further their names were mutated on 7/12 extract of the Survey No. 227/2 & 228/1 vide Mutation Entry No. 5079.
13. AND WHEREAS the said Mr. Ramesh Jagannath Varade and Mr. Liladhar Jagannath Varade sold the land admeasuring about 5300 sq. mtr. out of Survey No. 227/1 227/2, 228/1 & 228/2 to M/s. Pristine Properties vide Sale Deed which is duly registered in the office of the Sub Registrar Haveli No. 17, at Sr. No. 9522/2011 & 9523/2011 dated 30.08.2011, read with a Correction Deed dated 14.08.2012 which is duly registered in the office of the Sub Registrar Haveli No. 17, at Serial No. 8308/2012 read with Correction Deed dated 31.07.2015, which is duly registered in the office of the Sub-Registrar Haveli No. 17, at Serial No. 4977/2015.
14. AND WHEREAS the following owners assigned development rights of the following land in favor of M/s. Pristine Properties vide Development Agreement dated 10.10.2011, which is duly registered in the office of the Sub Registrar Haveli No 17, at Serial No. 11017/2011 and Power of Attorney dated 10.10.2011. which is registered in the office of the Sub Registrar Haveli No. 17, at Serial No. 11013/ 2011 read with Correction Deed dated 14,05.2015, which is duly registered in the office of the Sub Registrar Haveli No. 17, at Serial No, 4751/2012.

Owners	Gat No.	Area in Sq. Mtrs.
Mr. Pandurang Sadashiv Barne (HUF), Mrs. Babytai Pandurang Barne, Mr. Adinath Pandurang Barne, Mrs, Sanai Adinath Barne, Mr. Tukarnm Sadashiv Barne (HUF), Mrs.Shobha	228/1	2440

Tukaram Barne, Mr. Navnath Tukaram Barne, Mrs. Vanita Navnath Barne, Mr. Suresh Sadashiv Barne, Mrs. Anita Suresh Barne, Ms. Priya Suresh Barne, Master Omkar Suresh Barne		
Mr. Mahadu Kondiba Barne (HUF), Mrs. Suman Mahadu Barne, Mr. Dattatray Mahadu Barne, Mrs. Vimal Dattatray Barne, Mr. Yogesh Dattatray Barne, Mrs. Pooja Umesh Sabale, Mr. Anil Mahadu Barne, Mrs. Manisha Anil Barne, Master Tejas Anil Barne, Ms. Rhutuja Anil Barne, Master Aakash Anil Barne, Mr. Sunil Mahadu Barne, Mrs, Jaya Sunil Barne, Ms. Rani Sunil Barne, Master Somnath Sunil Barne	228/1	2770
Mr. Hiranman Kondiba Barne, Mrs. Kasubai Hiranman Barne, Mr.Baban Hiranman Barne, Mrs. Shantabai Baban Barne, Mr.Gorakhnath Baban Barne, Mrs. Sheetai Gorakhnath Barne, Mr. Deepak Baban Barne,	228/1	2770
Mr. Sahadu Kondiba Barne, Mrs. Laxmibai Sahadu Barne, Mr. Sopan Sahadu Barne, Mrs. Surekha Sopan Barne, Master Mahesh Sopan Barne, Mr, Namdev Sahadu Barne, Mrs. Rekha Namdev Barrie, Master Mayur Namdev Barne, Ms. Monika Namdev Barne	228/1	2770
Mr. Sitaram Rambbau Barne (HUF), Mrs. Kantabai Sitaram Barne, Mr. Santosh Sitaram Barne, Mrs. Madhuri Santosh Barne, Master Prathmesh Santosh Barne, Mr. Shivaji Sitaram Barne, Mrs, Manisha Shivaji Barne. Mr. Sachin Sitaram Barne and Madhavi Sachin Barne	228/2	4800
Mr. Ananda Ramhhau Barne (HUF), Mrs. Sangeeta Ananda Barne, Ms. Gauri Ananda Barne, Master Ramdas Ananda Barne, Sheetal Ananda Barne, Master Akshay Ananda Barne and Mrs. Phulabai Padu Barne	228/2	4800

15. AND WHEREAS the said Mr. Pandurang Sadashiv Barne (HUF), Mrs. Babytai Pandurang Barne, Mr. Adinath Pandurang Barne, Mrs. Sonal Adinath Barne, Mr. Tukaram Sadashiv Barne (HUF), Mrs. Shobha Tukaram Barne, Mr. Navnath Tukaram Barne, Mrs, Vanita Navnath Barne, Mr. Suresh Sadashiv Barne (HUF), Mrs. Anita Suresli Barne, Ms. Priya Suresh Barne, Master Omkar Suresh Barne with the consent of Smt. Phulabai Padu Barne, Mr. Hiranman Kondiba Barne, Mrs. Kasubai Hiranman Barne, Mr. Baban Hiranman Barne, Mrs. Shantabai Baban Barne. Mr. Gorakhnath Baban Barne, Mrs. Sheetai Gorakhnath Barne, Mr. Deepak Baban Barne, Mr. Sahadu Kondiba Game, Mrs. Laxmibai Sahadu Barne, Mr. Sopan Sahadu Barne, Mrs. Surekha Sopan Barne, Master Mahesh Sopan Barne, Mr. Namdev Sahadu Barne, Mrs. Rekha Namdev Barne, Master Mayur Namdev Barne, Ms, Monika Namclev Barne, Mr. Mahadu Kondiba Barne, Mrs. Suman Mahadu Barne, Mr, Dattatray Mahadu Barne, Mrs Vimal Dattatray Barne, Mi1. Yogesh Dattatray Barite, Mrs. Pooja Umesh Sabale. Mr. Anti Mahadu Barne, Mrs. Manisha Mahadu Barne, Master Tejas Anil Same, Ms. Risytuju Anil Barne, Master Aakash Anil Barne, Mrs, Jaya Sunii Barne, Ms. Rani Sunil Barne, Master Somnath Sunil Barne sold the land admeasuring about 2000 sq. mtr. out of Gat No. 228/1 to M/s. Pristine Properties vide Sale Deed dated 10.10.2011 which is duly registered in the office of the Sub Registrar Haveli No. 17, at Serial No.11020/2011. in furtherance of the same the name of M/s. Pristine Properties was mutated on 7/12 extract of the Gat No. 230 vide Mutation Entry No. 4774.
16. AND WHEREAS the said Mr.Abdul Shakkur Abbas Ali Chaudhary with the consent of Smt PhuSabai Padu Bame, & others sold the laud admeasuring about 4250 sq. mtr. out of Gat No. 228/1 in favor of M/s. Pristine Properties vide Sale Deed which is duly registered in the

office of the Sub Registrar Haveli No, 17, at Serial No. 11025/2011, Dt: 10/10/2011. And vide Mutation Entry No. 4775 the name of M/s. Pristine Properties was mutated on 7/12 extract.

17. AND WHEREAS the said M/s. Pristine Properties assigned development rights of an area admeasuring 2545.25 Sq.Mtrs out of Gat No.227/1, an area admeasuring 2182.62 Sq.Mtrs out of Gat No.227/2, an area admeasuring 44.13 Sq.Mtrs out of Gat No.228/1, & an area admeasuring 381.25 Sq.Mtrs out of Gat No.228/2, in favor of M/s. Silver Properties vide Development Agreement & Power of Attorney which is duly registered in the office of the Sub Registrar Haveli No. 18, at Serial No. 6504/2015 & 6505/2015 dated 14.08.2015. And by virtue of the said Development Agreement and Power of Attorney M/s. Silver Properties has got absolute development rights in the said lands.

GAT NO.230

18. AND WHEREAS the land at Gat No. 1347 belonged to Mr. Natu Rama Saste prior to the year 1970.
19. AND WHEREAS the said Mr. Natu Rama Saste died on 30.08.1970, leaving behind him Mr. Kisan Nathu Saste(Son), Mr. Laxman Nathu Saste (Son) and Mrs. Tarabai Kashinath Tapkir(Daughter) as his legal heirs, in furtherance of the same their names were mutated on 7/12 extract of the Gat No. 1347 vide Mutation Entry No. 1566.
20. AND WHEREAS the said Gat No. 1347 was converted into Gat No. 230.
21. AND WHEREAS the said Mrs. Tarabai Kashinath Tapkir died on 02.10.1996, leaving behind her Mr. Vishnu Kashinath Tapkir (Son), Mr. Shankar Kashinath Tapkir (Son) Mr. Shivaji Kashinath Tapkir (Son), Mrs. Janabai Haribhau Gavhane (Daughter), Mrs. Anjanabai Balu Dabhade (Daughter), Mrs. Bayadabai alias Saraswati Vilas Bundgude (Daughter) as her legal heirs. In furtherance of the same their names were mutated on 7/12 of the Gat No. 230 vide Mutation Entry No. 4451.
22. AND WHEREAS the said Mr. Laxman Nathu Saste died on 27.02.1999, leaving behind him Mr. Pandurang Laxman Saste(Son) and Mr. Ishwar Saste (Son) as his legal heirs, in furtherance of the same names were mutated on 7/12 extract of the Gat No. 230 vide Mutation Entry No. 4328.
23. AND WHEREAS the said Mr. Kisan Nathu Saste died on 27.02.2008, leaving behind him Mr. Baban Kisan Saste (Son), Mr. Dattatray Kisan Saste (Son), Mrs. Pushpa Rajaram Argade (Daughter) and Mrs. Lata Dnyaneshwar Balkawade(Daughter) as his legal heirs. In furtherance of the same their names were mutated on 7/12 extract of the Gat No. 230 vide Mutation Entry No. 2977.
24. AND WHEREAS the said Mr. Ishwar Laxman Saste died on 28.05.2009, leaving behind him Mr. Shantaram Ishwar Saste (Son) and Smt. Anita Ishwar Saste (Widow) as his legal heirs. In furtherance of the same their names were mutated on 7/12 extract of the Gat No. 230 vide Mutation Entry No. 4611.
25. AND WHEREAS the said Mrs. Pushpa Rajaram Argade and Mrs. Lata Dnyaneshwar Balkawade released their right, title and interest of the Gat No. 230 in favor of Mr. Baban Kisan Saste and Mr. Dattatray Kisan Saste vide release Deed dated 06.09.2014, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 6401/2014 read with Correction Deed dated 24.09.2014, which is duly registered in the office of Sub Registrar Haveli No. 18, at Serial No. 6846/2014. In furtherance of the same their names were mutated on 7/12 extract of the Gat No. 230 vide Mutation Entry No. 5751.
26. AND WHEREAS the said Mrs. Janabai Haribhau Gavhane released her right title and interest of the Gat No. 230 in favor of Mr. Baban Kisan Saste and Mr. Dattatray Kisan Saste vide release Deed dated 26.09.2014, which is duly registered in the office of Sub-Registrar Haveli No. 18, at Serial No. 6966/2014. In furtherance of the same her name was deleted on 7/12 extract of the Gat No. 230 vide Mutation Entry No. 5745.

27. AND WHEREAS the said Mr. Shankar Kashinath Tapkir released his right, title and interest of the Gat No. 230 in favor of Mr. Baban Kisan Saste and Mr. Dattatray Kisan Saste vide release Deed dated 29.09.2014, which is duly registered in the office oi Sub Registrar Haveli No. 18, at Serial No. 7004/2014. In furtherance of the same his name was deleted on 7/12 extract of the Gat No. 230 vide Mutation Entry No. 5746.
28. AND WHEREAS the said Mr. Vishnu Kashinath Tapkir, Mr. Shivaji Kashinath Tapkir, Mrs. Anjanabai Baiu Dabhade and Mrs. Bayadabai alias Saraswati Vilas Bundgude released their right, title and interest of the Gat No. 230 in favour of Mr. Baban Kisan Saste and Mr, Dattatray Kisan Saste vide Release Deed dated 21.10.2014, which is duly registered in the office of Ssib Registrar Haveli No. 18, at Serial No 7621/2014. in furtherance of the same the name of Mr. Vishnu Kashinath Tapkir, Mr. Shivaji Kashinath Tapkir, Mrs. Anjanabai Balu Oahhade and Mrs. Bayadabai alias Saraswati Vilas Bundgudewere deleted on 7/12 extract of the Gat No. 230 vide Mutation Entry No. 5747.
29. AND WHEREAS the said Smt. Anita Ishwar Saste, Mr. Shantaram Ishwar Saste, Mr. Pandurang taxman Sast, Mr, Pandurang Lax man Saste, Mrs. Lata Pandurang Saste, Ms. Sakshi Pandurang Saste and Ms. Sonali Pandurang Saste with the consent of Mr Visbrni Kashinath Tapkir, Mr. Shankar Kashinath Tapkir, Mr. Shivoiji Kashinath Tapkir, Mrs. Janabai Haribhau Gavhane, Mrs. Anjanabai Bain Dabtmde, Mrs Bayadabai alias Saraswati Vilas Bundgude and Mr, Satish Bhanudas Shelke sold the land admeasuring about 14150 Sq. mtr. out of Gat No. 230 to M/s. Pristine Properties vide Sale Deed dated 30.04.2012, which is duly registered in the office of Sub-Registrar Haveli No. 17, at Serial No. 4317/2012 and Power of Attorney dated 30.04.2012, which is duly registered in the office of Sub Registrar Haveli No. 17 at Sr.No. 4318/2012. In furtherance of the same the name of M/s. Pristine Properties was mutated on 7/12 extract of die Gat No. 230 vide Mutation Entry No 4988.
30. AND WHEREAS the following owners assigned development rights of the following land out of Gat No. 230 in favor of M/s. Silver Realities in the following manner

Owner	DA & POA	Area in Sq. Mtrs
Mr. Baban Kisan Saste & others	Sr.No.7386/2014 & 7387/2014, Haveli 18, Dt:14/10/2014	8000
M/s. Pristine Properties	Sr.No.7212/2014 & 7213/2014, Haveli 18, Dt:18/10/2014	3548
M/s. Pristine Properties	Sr.No.7216/2014 & 7217/2014, Haveli 18, Dt:18/10/2014	4522
Mr. Baban Kisan Saste & others	Sr.No.5930/2015 & 5931/2014, Haveli 18, Dt:37/07/2015	3500

31. AND WHEREAS further M/s.Pristine Properties assigned development rights of an area admeasuring 5233 Sq.Mtrs in favor of M/s.Silver Infra by executing a Development Agreement and Power of Attorney which is registered in the office of Sub-Registrar Haveli No.18, at Sr.No.7214/2014 & 7215, Dt: 08/10/2014.
32. AND WHEREAS in the aforesaid manner the said land is acquired by the following firms in the following manner

Gat No.	Area Sq.Mtrs	Acquired by
227/1	2545.25	M/s. Silver Properties
227/2	2182.62	M/s. Silver Properties
228/1	44.13	M/s. Silver Properties
228/2	381.28	M/s. Silver Properties
230	4255	M/s. Silver Properties
230	8000	M/s. Silver Realities
230	3548	M/s. Silver Realities
230	3500	M/s. Silver Realities

230	5233	M/s. Silver Infra
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33. AND WHEREAS the said M/s. Silver Infra through its Partners Mr.Santosh Sitaram Barne & Mr.Vikas Namdeo Sane, M/s.Silver Realities through its Partners Mr.Kiran Kisan Sawant & Mr.Somnath Kantilal Saste & M/s.Silver Properties through its Partners Mr.Kiran Kisan Sawant & Mr.Santosh Sitaram Barne agreed to jointly develop the said lands vide a Deed of Association of Persons and Joint Venture Dt: 24/05/2016. And further the said Deed of Association of Persons and Joint Venture Dt: 24/05/2016 the said M/s. Silver Infra & M/s. Silver Realities inter alia authorized M/s. Silver Properties to develop the said land and sell the units thereon vide Power of Attorney which is registered in the office of Sub-Registrar Haveli No.18, at Sr.No.4762/2016, Dt: 02/06/2016.
34. AND WHEREAS M/s. Silver Properties handed over land area admeasuring 18 Sq. Mtrs to PCMC for road widening vide possession receipt which is registered in the office of Sub-Registrar Haveli No.18, at Sr.No.1788/2016, Dt: 19/03/2016 further the parties have made correction in the said possession receipt and the said correction deed is registered in the office of Sub-Registrar Haveli No.18, at Sr.No.2154/2016, Dt: 19/03/2016.
35. AND WHEREAS further the developer has got sanctioned building plans from the Pimpri Chinchwad Municipal Corporation vide its Commencement Certificate bearing No.BP/Moshi-Borhadewadi/63/2016, Dt: 24/06/2016 which has been revised vide revised commencement Certificate bearing No. BP/ Borhadewadi/46/2018, Dt: 02/11/2018 & same has been revised vide revised commencement Certificate bearing No. BP/ Borhadewadi/03/2021, Dt: 12/02/2021.
36. AND WHEREAS the developer has obtained NA permission from the Collector Pune vide its NA order bearing No.PCMC/NOC/SR/20/2016, Dt: 04/05/2016 & Sanad vide case No.PCMC/Sanad/20/2016, Dt: 12/02/2021.
37. AND WHEREAS by taking necessary permissions the developer herein commenced construction on the said land under the construction scheme known as '**SILVER 9**'.
38. AND WHEREAS the said developer has registered the said project under the provisions of RERA at Sr.No.P52100019377, dated 23/01/2019.
39. AND WHEREAS M/s. Silver Properties through its partner Mr. Kiran Kisan Sawant & others with the consent of M/s. Pristine properties & others have executed Agreement to Sale in favour of Mr. Eklavya Rayaba Koli & Mrs. Jyoti Eklavya Koli, which is registered in the office of Sub-Registrar Haveli No. 18, Pune at Sr. No. 4872/2021 dated 09/03/2021 of the caption flat property.
40. AND WHEREAS the flat members came together and formed a society under the name & style i.e. "Silver 9 A Wing Co-Operative Housing Society Ltd" vide bearing No. PNA/PNA(6)/HSG/(TC)/28172/2025-2026 dated 15/04/2025.
41. AND WHEREAS Mr. Eklavya Rayaba Koli & Mrs. Jyoti Eklavya Koli have availed a housing loan from State Bank of India, vide NOI, which is registered in the office of Sub-Registrar Haveli No. 21, Pune at Sr. No. 16151/2021 dated 05/08/2021, the said loan is pending and the bank has issued LOD dated 22/05/2026.
42. AND WHEREAS Mr. Eklavya Rayaba Koli & Mrs. Jyoti Eklavya Koli have executed Agreement to Sale in favour of Mr. Ritesh Sanjay Dhanokar, which is registered in the office of Sub-Registrar Haveli No. 17, Pune at Sr. No. 16918/2026 dated 27/06/2026 of the caption flat property.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

1. Copy of Agreement to sale executed by Mr. Eklavya Rayaba Koli & Mrs. Jyoti Eklavya Koli in favour of Mr. Ritesh Sanjay Dhanokar, which is registered in the office of Sub-Registrar Haveli No. 17, Pune at Sr. No. 16918/2026 dated 27/06/2026 along with Index-II and RR.

2. Copy of Agreement to Sale executed by M/s. Silver Properties through its partner Mr. Kiran Kisan Sawant & others with the consent of M/s. Pristine properties & others in favour of Mr. Eklavya Rayaba Koli & Mrs. Jyoti Eklavya Koli, which is registered in the office of Sub-Registrar Haveli No. 18, Pune at Sr. No. 4872/2021 dated 09/03/2021 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? Leasehold 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: - MH009745663202627E

Search Conducted Years: 13 years

Name of the Advocate / Searcher: Sopanrao Mane & Co. (Advocates)

Search Report Date – 07/09/2026

Note –

5.21 Whether EC is obtained?

EC Details: -

No. of Years EC Obtained:

Any Encumbrance to Specify: State Bank of India

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. Ritesh Sanjay Dhanokar will derive a valid, clear, marketable and unencumbered title in the property stated above after entering into registered Assignment Deed with Mr. Eklavya Rayaba Koli & Mrs. Jyoti Eklavya Koli and after clearing the charge of State Bank of India.

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower of Mr. Ritesh Sanjay Dhanokar.

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 Agreement to sale executed by Mr. Eklavya Rayaba Koli & Mrs. Jyoti Eklavya Koli in favour of Mr. Ritesh Sanjay Dhanokar, which is registered in the office of Sub-Registrar Haveli No. 17, Pune at Sr. No. 16918/2026 dated 27/06/2026 along with Index-II and RR along with Index-II and RR.

2. Original LOD of State Bank of India.

3. Copy of property tax paid receipts.

4. Copy of Completion Certificate issued by Pimpri Chinchwad Municipal Corporation.

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

1. Original Deed of Assignment executed by Mr. Eklavya Rayaba Koli & Mrs. Jyoti Eklavya Koli in favour of Mr. Ritesh Sanjay Dhanokar along with Index-II and RR.

2. Original Agreement to Sale executed by M/s. Silver Properties through its partner Mr. Kiran Kisan Sawant & others with the consent of M/s. Pristine properties & others in favour of Mr. Eklavya Rayaba Koli & Mrs. Jyoti Eklavya Koli, which is registered in the office of Sub-Registrar Haveli No. 18, Pune at Sr. No. 4872/2021 dated 09/03/2021 along with Index-II and RR along with Index-II and RR.

3. Original NOC / NDC issued by State Bank of India.

4. Original NOC to Mortgage issued by Society in favor of ICICI Home Finance Ltd.

5. Original Share Certificate (if issued).

Remark – NIL

Yours Faithfully,

MANE
PRAVIN
SOPANRAO

Digitally signed
by MANE PRAVIN
SOPANRAO
Date: 2026.09.07
15:17:37 +05'30'

**P.S. Mane
Advocate**

SEARCH REPORT

To,
The Credit Manager,
ICICI Home Finance Ltd.,
Pune.
Search Report in respect of the file of Mr. Ritesh Sanjay Dhanokar

Date: 07/09/2026
LAN No. 77000347510

DESCRIPTION OF THE PROPERTY –
All that piece and parcel of property **Flat No. 705 on 7th Floor admeasuring area 38.70 Sq. Mtrs along with Terrace admeasuring area 4.46 Sq. Mtrs, Enclosed Balcony admeasuring area 7.66 Sq. Mtrs, Dry Balcony admeasuring area 1.88 Sq. Mtrs & Exclusive right to use Covered Parking in the scheme known as “SILVER 9” WING NO. “F”** constructed on land mentioned in table below and situated at in village Borhadewadi, Taluka Haveli, District Pune.

Gat Nos.	Area in sq. mtr.
227/1 (old Gat No. 1345)	2545.25
227/2 (old Gat No. 1345)	2182.62
228/1 (old Gat No. 1346)	44.13
228/2 (old Gat No. 1346)	381.25
230 (old Gat No. 1347)	4255
230 (old Gat No. 1347)	8000
230 (old Gat No. 1347)	3548
230 (old Gat No. 1347)	3500
230 (old Gat No. 1347)	5233

We have taken online paid e-search in respect of the above referred property (Gat No. 230 Borhadewadi) from the website of www.igrmaharashtra.gov.in since year 2014 to 2026, GRN No. MH009745663202627E dated – 07/09/2026. 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	Agreement to Sale executed by M/s. Silver Properties through its partner Mr. Kiran Kisan Sawant & others with the consent of M/s. Pristine properties & others in favour of Mr. Eklavya Rayaba Koli & Mrs. Jyoti Eklavya Koli, which is registered in the office of Sub-Registrar Haveli No. 18, Pune at Sr. No. 4872/2021 dated	---

	09/03/2021 NOI executed by Mr. Eklavya Rayaba Koli & Mrs. Jyoti Eklavya Koli in favour of SBI LTD which is registered in the office of Sub-Registrar Haveli No. 21, Pune at Sr. No. 16151/2021 dated 05/08/2021.	
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	Agreement to sale executed by Mr. Eklavya Rayaba Koli & Mrs. Jyoti Eklavya Koli in favour of Mr. Ritesh Sanjay Dhanokar, which is registered in the office of Sub-Registrar Haveli No. 17, Pune at Sr. No. 16918/2026 dated 27/06/2026	---

MANE
PRAVIN
SOPANRAO

Digitally signed
by MANE PRAVIN
SOPANRAO
Date: 2026.09.07
15:16:59 +05'30'

Thanking You,

P.S. Mane
Advocate

MH009745663202627E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
07 Sep 2026	Receipt	Receipt no.: 1115433763
	Name of the Applicant :	Pravin Mane
	Details of property of which document has to be searched :	Dist :Pune Village :Borhadwadi S.No/CTS No/G.No. : 227
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH009745663202627E		
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'.		