

**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

Phone (O)27423500, M-9421133333, email-sopanrao.mane@gmail.com

LEGAL SCRUTINY REPORT

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

Date: 01/09/2026
LAN No. 77000346399

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 Mr. Ekhlak Aziz Shaikh.

PART I: PROPERTY DETAILS:

(A) Name of the Applicant/Borrower/s: Mr. Ekhlak Aziz Shaikh

(B) Name of the Co-applicant/s: (if any): NA

(C) Type of Loan: Resale

(D) Purpose of Loan: Resale

(E) Name of the Property Owner/s: Mrs. Pratibha Pandurang Kedar

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

SCHEDULE I

DESCRIPTION OF THE SAID LAND

All that piece and parcel of land bearing bearing Survey No. 207/1/1 admeasuring 00H 20R and Survey No. 207/1/1 admeasuring 00H 04R, situated at Village-Wakad, Taluka-Mulshi, District-Pune, lies within the local limits of Pimpri-Chinchwad Municipal Corporation which is bounded as under -

On or towards EAST : By By Survey No. 207/1/1

On or towards WEST : By By property of Mr. Sonigara Kesar Township

On or towards SOUTH: By DP Road

On or towards NORTH: By remaining property of S. No. 207/1.

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

SCHEDULE II

DESCRIPTION OF THE FLAT

All that piece and parcel of Residential **Flat No. 104 on 1st Floor** admeasuring area **600 Sq. Fts. i.e. 55.74 Sq. Mtrs** Built-up area along with **One Covered Car Parking** in the scheme known as **"AMORA HOMES"**, WING No. "B" constructed on the land mentioned in Schedule I.

[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 Draft Deed of Assignment executed by Mrs. Pratibha Pandurang Kedar in favour of Mr. Ekhlak Aziz Shaikh.
2. Copy of Deed of Assignment executed by Mr. Sameer Balasaheb Mankar in favour of Mrs. Pratibha Kedar, which is registered in the office of Sub-Registrar Haveli No. 26, Pune at Sr. No. 21770/2022 dated 29/11/2022 along with Index-II and RR.
3. Copy of Gift Deed executed by Smt. Shantabai Rajaram Mankar in favor of Mr. Sameer Balasaheb Mankar, which is registered in the office of Sub- Registrar Haveli No. 5, Pune at Sr. No. 4518/2020 on 30/09/2020 along with Index-II and RR.
4. Copy of Possession Receipt executed by M/s. Garave Vakude Associates through partner Mrs. Shanta Ashok Garave and others which is registered in the office of Sub-Registrar Haveli No.14, Pune at Sr. No. 7442/2015 on 28/10/2015.
5. Copy of NA Order bearing No.PMA/NA/SR/124/2009 dated 13/07/2009.
6. Copy of Commencement Certificate bearing B.P/Wakad/127/2012 dated 25/09/2012.
7. Copy of Completion Certificate bearing No. 123/2016 dated 30/04/2016 from Pimpri Chinchwad Municipal Corporation.

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

1. WHEREAS, land bearing Survey No. 207/1/1 admeasuring 00H 24R out of total land area was owned and possessed by Smt. Shantabai Rajaram Mankar, Pandurang Rajaram Mankar, Mrs. Hausabai Pandurang Mankar, Smt. Sunandabai Balasaheb Mankar and Sameer Balasaheb Mankar as their ancestral property.
2. AND WHEREAS, Smt. Shantabai Rajaram Mankar with the consent of Pandurang Rajaram Mankar, Mrs. Hausabai Pandurang Mankar, Smt. Sunandabai Balasaheb Mankar and Sameer Balasaheb Mankar have assigned development rights in respect of land bearing Survey No. 207/1/1 admeasuring 00H 20R in favour of M/s. Garve Wakude Associates vide Development Agreement & Power of Attorney dated 11/01/2008 which are registered in the office of Sub-Registrar, Haveli No. 5 at Sr. No. 440/2008 and 441/2008 respectively.
3. AND WHEREAS, Smt. Shantabai Rajaram Mankar with the consent of Pandurang Rajaram Mankar, Mrs. Hausabai Pandurang Mankar, Smt. Sunandabai Balasaheb Mankar and Sameer Balasaheb Mankar has assigned development rights in respect of land bearing Survey No. 207/1/1 admeasuring 00H 04R in favour of M/s. Garve Wakude Associates vide Development Agreement & Power of Attorney dated 20/04/2010 which are registered in the office of Sub-Registrar, Haveli No. 5 at Sr. No. 4136/2010 and 4137/2010 respectively.
4. AND WHEREAS, M/s. Garve Wakude Associates AND the land owners i.e. Smt. Shantabai Rajaram Mankar with the consent of Pandurang Rajaram Mankar, Mrs. Hausabai Pandurang Mankar, Smt. Sunandabai Balasaheb Mankar and Sameer Balasaheb Mankar have executed registered Supplementary Agreement in respect of Development Agreement Sr. No. 4136/2010 dated 20/04/2010.
5. AND WHEREAS, The Collector of Pune has granted permission for Non-Agricultural use of said land vide its NA Order bearing No. PMA/NA/SR/124/2009 dated 13/07/2009.
6. AND WHEREAS, M/s. Garve Wakude Associates has prepared layout and building plan and submitted the same to Pimpri Chinchwad Municipal Corporation. Accordingly, Pimpri Chinchwad Municipal Corporation has sanctioned and approved the plans by issuing Commencement Certificate bearing No. BP/Wakad/108/2008 dated 21/10/2008 & revised Commencement Certificate bearing No. B.P./Wakad/121/2011 dated 25/10/2011 &

further revised Commencement Certificate bearing B.P/Wakad/127/2012 dated 25/09/2012.

7. AND WHEREAS Shantabai Rajaram Mankar along with consent of Pandurang Rajaram Mankar and others executed Supplementary Development Agreement in favor of M/s. Garave Wakude Associates through partner Shanta Ashok Garave and others which is registered in the office of sub registrar Haveli No. 14 at Sr.No. 6084/2013 dated 16/08/2013.
8. AND WHEREAS by obtaining necessary permission from concern authority, the developer i.e.M/s.Garve Wakude Associates has commenced construction of residential scheme namely as **“AMORA HOMES”** on the said property.
9. AND WHEREAS, by virtue of said Supplementary Agreement and as per the terms and conditions of two Development Agreements, said Developer i.e. M/s. Garve Wakude Associates has executed registered Possession Receipt in respect of below flats in favour of Smt. Shantabai Rajaram Mankar and said Possession Receipt is Registered in the office of Sub-Registrar Haveli No. 14 at Sr. No.7442/2015 dated 28/10/2015. Details of flats allotted are as under-

Building No. B

Sr. No.	Flat No.	Floor	Area in Sq. Ft.
1	B-101	1st	600
2	B-102	1st	600
3	B-103	1st	600
4	B-104	1st	600
5	B-201	2nd	600
6	B-202	2nd	600
7	B-203	2nd	600
8	B-204	2nd	600
9	B-301	3rd	600
10	B-302	3rd	600
11	B-303	3rd	600
12	B-304	3rd	600
13	B-401	4th	600
14	B-402	4th	600
15	B-403	4th	600
16	B-404	4th	600
17	B-501	5th	600
18	B-502	5th	600
19	B-503	5th	600
20	B-504	5th	600

Building No. A

Sr. No.	Flat No.	Floor	Area in Sq. Ft.
1	A-403	1st	1000

2	A-803	1st	1292
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10. AND WHEREAS, M/s. Garve Wakude Associates has completed the construction of said building and accordingly obtained Completion Certificate bearing No. 123/2016 dated 30/04/2016 from Pimpri Chinchwad Municipal Corporation.
11. AND WHEREAS, thereafter said Smt. Shantabai Rajaram Mankar has gifted some flats in the said project i.e. Amora Homes which includes Flat No. B-104 on 1st floor to Mr. Sameer Balasaheb Mankar by virtue of registered Gift Deed dated 30/09/2020 which is registered in the office of Sub-Registrar, Haveli No. 5 at Sr. No. 4518/2020. That Gift Deed, inclusive of Flat Nos. B-103, B-104, B-203, B-204, B-303, B-403, B-404, B-503, B-504.
12. AND WHEREAS Mr. Sameer Balasaheb Mankar has executed Deed of Assignment in favour of Mrs. Pratibha Kedar, which is registered in the office of Sub-Registrar Haveli No. 26, Pune at Sr. No. 21770/2022 dated 29/11/2022 of the caption flat property.
13. AND WHEREAS Mr. Ekhlak Aziz Shaikh has decided to purchase the said flat from Mrs. Pratibha Pandurang Kedar by the way of Deed of Assignment.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

1. Copy of Draft Deed of Assignment executed by Mrs. Pratibha Pandurang Kedar in favour of Mr. Ekhlak Aziz Shaikh.
2. Copy of Deed of Assignment executed by Mr. Sameer Balasaheb Mankar in favour of Mrs. Pratibha Kedar, which is registered in the office of Sub-Registrar Haveli No. 26, Pune at Sr. No. 21770/2022 dated 29/11/2022 along with Index-II and RR.
3. Copy of Gift Deed executed by Smt. Shantabai Rajaram Mankar in favor of Mr. Sameer Balasaheb Mankar, which is registered in the office of Sub- Registrar Haveli No. 5, Pune at Sr. No. 4518/2020 on 30/09/2020 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? 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 favor 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: MH009430263202627E
Search Conducted Years: 13 years
Name of the Advocate / Searcher: Sopanrao Mane & Co. (Advocates)
Search Report Date: 01/09/2026
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 equitable mortgage.

We further certify that of Mr. Ekhlak Aziz Shaikh will acquire a valid, clear, marketable and unencumbered title in the property stated above after entering into registered deed of Assignment with Mrs. Pratibha Pandurang Kedar.

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower of Mr. Ekhlak Aziz Shaikh.

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 Mrs. Pratibha Pandurang Kedar in favour of Mr. Ekhlak Aziz Shaikh along with Index-II and RR.
2. Original Deed of Assignment executed by Mr. Sameer Balasaheb Mankar in favour of Mrs. Pratibha Kedar, which is registered in the office of Sub-Registrar Haveli No. 26, Pune at Sr. No. 21770/2022 dated 29/11/2022 along with Index-II and RR.
3. Certified Gift Deed executed by Smt. Shantabai Rajaram Mankar in favor of Mr. Sameer Balasaheb Mankar, which is registered in the office of Sub- Registrar Haveli No. 5, Pune at Sr. No. 4518/2020 on 30/09/2020.
4. Original NOC issued by Builder/ Society in favour of ICICI Home Finance Company Ltd.
5. Copy of Latest tax paid receipt.
6. Copy of Completion Certificate bearing No. 123/2016 dated 30/04/2016 from Pimpri Chinchwad Municipal Corporation.

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

REMARKS (if any):-

Yours Faithfully,

MANE
PRAVIN
SOPANRAO

Digitally signed
by MANE PRAVIN
SOPANRAO
Date: 2026.09.03
13:55:10 +05'30'

**P.S. Mane
Advocate**

Search Report in respect of the file of Mr. Ekhlak Aziz Shaikh

DESCRIPTION OF THE PROPERTY:-
All that piece and parcel of **Flat No. 104 on 1st Floor admeasuring area 600 Sq. Fts. i.e. 55.74 Sq. Mtrs Built-up area along with One Covered Car Parking** in the scheme known as **“AMORA HOMES”**, WING No. “B”, situated at Survey No. 207/1/1 admeasuring 00H 20R and Survey No. 207/1/1 admeasuring 00H 04R, situated at Village-Wakad, Taluka Mulshi, District Pune.

We have taken online paid e-search in respect of the above referred property (Survey No. 207 Wakad) from the website of www.igrmaharashtra.gov.in since year 2014 to 2026 GRN No. MH009430263202627E dated 01/09/2026. 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	Possession Receipt executed by M/s. Garave Vakude Associates through partner Mrs. Shanta Ashok Garave and others which is registered in the office of Sub-Registrar Haveli No.14, Pune at Sr. No. 7442/2015 on 28/10/2015	--
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	Gift Deed executed by Smt. Shantabai Rajaram Mankar in favor of Mr. Sameer Balasaheb Mankar, which is registered in the office of Sub- Registrar Haveli No. 5, Pune at Sr. No. 4518/2020 on 30/09/2020	---
2021	available Index are checked	NIL
2022	Assignment executed by Mr.Sameer Balasaheb Mankar in favour of Mrs. Pratibha Kedar, which is registered in the office of Sub-Registrar Haveli No. 26, Pune at Sr. No. 21770/2022 dated 29/11/2022	---
2023	available Index are checked	NIL
2024	available Index are checked	NIL

2025	available Index are checked	NIL
2026	available Index are checked	NIL

Thanking You,

MANE
PRAVIN
SOPANR
AO

Digitally signed
by MANE
PRAVIN
SOPANRAO
Date:
2026.09.03
13:54:47 +05'30'

P.S. Mane
Advocate

MH009430263202627E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
01 Sep 2026	Receipt	Receipt no.: 1115418436
	Name of the Applicant :	LATA SOPANRAO MANE
	Details of property of which document has to be searched :	Dist :Pune Village :Wakad S.No/CTS No/G.No. : 207
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH009430263202627E		
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'.		