

**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

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LEGAL SCRUTINY REPORT

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

Date: 18/09/2026
LAN No. 77000347654

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 Mrs. Pallavi Pawan Rajurkar

PART I : PROPERTY DETAILS:

(A) Name of the Applicant/Borrower/s: Mrs. Pallavi Pawan Rajurkar

(B) Name of the Co-applicant/s: (if any): Mr. Pawan Rajurkar

(C) Type of Loan: Resale

(D) Purpose of Loan: Resale

(E) Name of the Property Owner/s: Mrs. Mukta Mukund Konnur

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

**SCHEDULE I
DESCRIPTION OF THE LAND**

All that piece and parcel of land bearing Plot No. 19 admeasuring area 1650 Sq. Mtrs. lying and situated at Village Chikhali Taluka Haveli District Pune and within the limit of Pimpri Chinchwad Municipal Corporation, which is bounded as under -

On or towards EAST : By 18 Mtrs wide road

On or towards WEST : By 18 Mtrs wide road

On or towards SOUTH: By Plot No-4

On or towards NORTH: By Plot No. 20

[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 **Flat No. B-5 on 1st Floor** admeasuring area **818.38 Sq. Fts. i.e. 76.03 Sq. Mtrs Carpet area along with Terrace** admeasuring area **42.6 Sq. Fts. i.e. 13 Sq. Mtrs Built-up area & One Covered Car parking** in the scheme known as **“Astha Height Apartment Condominium” 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. Mukta Mukund Konnur in favour of Mrs. Pallavi Pawan Rajurkar (Before marriage name: Miss Pallavi Vasant Janjalkar).
2. Copy of Agreement to Sale executed by M/s. Aradhna Associates through its partners Mr. Ketan Pursottambhai Patel & others in favour of Mrs. Konnur Mukta Mukund, which is registered in the office of Sub-Registrar Haveli No. 5, Pune at Sr. No. 8572/2010 dated 24/08/2010 along with Index-II and RR.
3. Copy of Completion Certificate issued by PCNTDA vide bearing No. VP/26/CDC/19/1252, dated 02/07/2010.
4. Copy of Commencement Certificate bearing No. VP/26/CDC/19/1093, dated 12/02/2008 issued by PCNTDA.
5. Copy of Society Registration Certificate vide bearing No. PNA/PNA-(3)/HSG/(TC)10506/2010, dated 09/10/2010.

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 all that piece and parcel of the Plot No. 19, admeasuring area 1650 Sq. mtrs, situated in Chikhali District Center, Village Chikhali, Taluka Haveli, District Pune, was originally allotted on Leasehold rights by Pimpri Chinchwad New Town Development Authority in favour of Mr. Bhupendra Singh Pritam Singh Guler, Mr. Ajay Vishnu Mahajan and Mr. Bhanudas Lala Bhangale vide Agreement to Lease bearing Document Serial No. 1257/06, dated 20/02/2006, duly registered in the office of the Sub-Registrar Haveli No. 18, Pune.
2. AND WHEREAS the said Mr. Bhupendra Singh Pritam Singh Guler, Mr. Ajay Vishnu Mahajan and Mr. Bhanudas Lala Bhangale sold their Development Rights in the name of M/s. Sankhesh Properties through its Partners Mrs. Sangita Yuvraj Jain, Mrs. Aarti Kumarpal Sanghvi and Mr. Kalpesh Jayantilal Jain by executing registered Development Agreement and Power of Attorney bearing Document Serial No. 1311/2007, 1312/2007, 1313/2007 and 1317/2007, all dated 28/02/2007, and duly registered in the office of the Sub-Registrar Haveli No. 18, Pune.
3. AND WHEREAS the said M/s. Sankhesh Properties through its Partners Mrs. Sangita Yuvraj Jain, Mrs. Aarti Kumarpal Sanghvi and Mr. Kalpesh Jayantilal Jain further assigned their Development Rights in the name of M/s. Aradhna Associates through its Partners Mr. Ketan

Pursottambhai Patel and Mr. Shilesh Manibhai Patel by executing registered Development Agreement and Power of Attorney bearing Document Serial No. 5389/2007, 5390/2007, 5391/2007 and 5392/2007, all dated 08/06/2007, all duly registered in the office of the Sub-Registrar Haveli No. 17, Pune.

4. AND WHEREAS the Partners of M/s. Aradhna Associates, namely Mr. Shilesh Manibhai Patel, Mr. Dineshbhai B. Patel, Mr. Himansu Damjibhai Bhimani, Mr. Vijaykumar Shamjibhai Patel, Mr. Pinakin Dayabhai Patel and Mr. Mukeshbhai Chimanbhai Patel, had executed a Power of Attorney in the name of Mr. Ketan Pursottambhai Patel and Mr. Shilesh Pursottambhai Patel bearing Document Serial No. 5392/2007, dated 08/06/2007, duly registered in the office of the Sub-Registrar Haveli No. 17, Pune
5. AND WHEREAS Mr. Bhupendra Singh Pritam Singh Guler and others obtained Non-Agricultural (NA) order from the concerned Authority bearing NA Order No. PRH/NA/SR/162/2008 Pune 1, dated 05/06/2008, thereby permitting change of user of the said land.
6. AND WHEREAS the P.C.N.T.D.A. sanctioned the building plan and issued Commencement Certificate bearing No. VP/26/CDC/19/1093, dated 12/02/2008, for the construction of a multi-storied building on the said Plot No. 19, permitting commercial and residential usage with a total sanctioned area of 1648.66 Sq. Mtrs.
7. AND WHEREAS Mr. Bhupendra Singh Pritam Singh Guler expired on 03/07/2008, and his legal heirs, namely Smt. Kamaljitkaur B. Guler, Mrs. Jasvinderkaur B. Guler (After Marriage Jasvinderkaur K. Sonil), Mr. Survindersingh B. Guler, and Mr. Ravindersingh B. Guler, were enrolled in PCNTDA and Government records.
8. AND WHEREAS the legal heirs of Late Mr. Bhupendra Singh Pritam Singh Guler (Smt. Kamaljitkaur B. Guler, Mrs. Jasvinderkaur B. Guler (After Marriage Jasvinderkaur K. Sonil), Mr. Survindersingh B. Guler, and Mr. Ravindersingh B. Guler) executed a Power of Attorney in the name of Mr. Ketan Pursottambhai Patel on 17/12/2008.
9. AND WHEREAS M/s. Aradhna Associates, through its Partner Mr. Ketan Pursottambhai Patel, made and registered a Special Power of Attorney in the name of Mr. Dinesh Bhailalbai Patel, Mr. Shailesh Manibhai Patel, Mr. Vijaykumar Shamjibhai Patel and Mr. Nilesh Dhanjibhai Pokar bearing Document Sr. No. 552/09, dated 29/06/2009, duly registered in the office of the Sub-Registrar Haveli No. 5, Pune.
10. AND WHEREAS after the commencement of construction, the P.C.N.T.D.A. issued a Completion Certificate bearing No. VP/26/CDC/19/1252, dated 02/07/2010, for the building known as "Astha Height Apartment Condominium" constructed on Plot No. 19.
11. AND WHEREAS M/s. Aradhna Associates entered into an Agreement for Sale in favour of Mrs. Mukta Mukund Konnur for the purchase of the said Flat, which is registered in the office of Sub-Registrar Haveli No. 5, Pune at Sr. No. 8572/2010 dated 23/08/2010.
12. AND WHEREAS Mrs. Mukta Mukund Konnur and other flat holders in the building formed a Co-operative Housing Society named "Astha Height Apartment Condominium" which is registered vide No. PNA/PNA-(3)/HSG/(TC)10506/2010, dated 09/10/2010. Mrs. Mukta Mukund Konnur accordingly became a member of the said society.

13. AND WHEREAS Mrs. Mukta Mukund Konnur has decided to transfer her ownership rights, interest, title, and membership in the said Flat to Miss. Pallavi Vasant Janjalkar (after marriage name: Mrs. Pallavi Pawan Rajurkar) by way of a Assignment Deed.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

1. Copy Copy of Draft Deed of Assignment executed by Mrs. Mukta Mukund Konnur in favour of Mrs. Pallavi Pawan Rajurkar (Before marriage name: Miss Pallavi Vasant Janjalkar).
2. Copy of Agreement to Sale executed by M/s. Aradhna Associates through its partners Mr. Ketan Pursottambhai Patel & others in favour of Mrs. Konnur Mukta Mukund, which is registered in the office of Sub-Registrar Haveli No. 5, Pune at Sr. No. 8572/2010 dated 24/08/2010 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? No, 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, 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 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: MH010425463202627E

Search Conducted Years: 13 years

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

Search Report Date: 18/09/2026.

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 Mrs. Pallavi Pawan Rajurkar will acquire a valid, clear, marketable and unencumbered title in the property stated above after entering into registered Deed of Assignment with Mrs. Mukta Mukund Konnur.

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower of Mrs. Mukta Mukund Konnur.

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. Mukta Mukund Konnur in favour of Mrs. Pallavi Pawan Rajurkar (Before marriage name: Miss Pallavi Vasant Janjalkar). with Registration Receipt and Index II.
2. Original Agreement to Sale executed by M/s. Aradhna Associates through its partners Mr. Ketan Pursottambhai Patel & others in favour of Mrs. Konnur Mukta Mukund, which is registered in

- the office of Sub-Registrar Haveli No. 5, Pune at Sr. No. 8572/2010 dated 24/08/2010 along with Index-II and RR.
3. Original NOC to mortgage issued by Society in favor of ICICI HFC.
 4. Original Share Certificate.
 5. Copy of Latest tax Paid receipt.
 6. Copy of Completion Certificate issued by PCNTDA vide bearing No. VP/26/CDC/19/1252, dated 02/07/2010.
 7. Copy of Common NOC from PCNTDA to mortgage the flat property.

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

REMARKS (if any):- NIL

Pravin
Sopanrao
Mane

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by Pravin
Sopanrao Mane
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Yours Faithfully,

**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: 18/09/2026
LAN No. 77000347654

Search Report in respect of the file of Mrs. Pallavi Pawan Rajurkar

DESCRIPTION OF THE PROPERTY:-

All that piece and parcel of Flat No. B-5 on 1st Floor admeasuring area 818.38 Sq. Fts. i.e. 76.03 Sq. Mtrs Carpet area along with Terrace admeasuring area 42.6 Sq. Fts. i.e. 13 Sq. Mtrs Built-up area & One Covered Car parking in the scheme known as "Astha Height Apartment Condominium" Wing No. "B", situated at - Plot No. 19 admeasuring area 1650 Sq. Mtrs. lying and situated at Village Chikhali Taluka Haveli District Pune and within the limit of Pimpri Chinchwad Municipal Corporation.

We have taken online paid e-search in respect of the above referred property (Plot No. 19 Chikhali) from the website of www.igrmaharashtra.gov.in since year 2014 to 2026 GRN No. MH010425463202627E Dated 18/09/2026. 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	available Index are checked	NIL
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

Thanking You,
P.S. Mane
Advocate

Pravin
Sopanrao
Mane

Digitally signed by
Pravin Sopanrao
Mane
Date: 2026.09.18
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MH010425463202627E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
18 Sep 2026	Receipt	Receipt no.: 1115468336
	Name of the Applicant :	LATA SOPANRAO MANE
	Details of property of which document has to be searched :	Dist :Pune Village :Chikhali S.No/CTS No/G.No. : 19
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH010425463202627E		
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'.		