

**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

LEGAL SCRUTINY REPORT

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

Date: 29/09/2026
LAN No. 773100036337

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 Mrs. Saroj Dinkar Kadam

PART I: PROPERTY DETAILS:

(A) Name of the Applicant/Borrower/s: Mrs. Saroj Dinkar Kadam

(B) Name of the Co-applicant/s: (if any): Mr. Dinkar Bhaskar Kadam

(C) Type of Loan: Resale

(D) Purpose of Loan: Resale

(E) Name of the Property Owner/s: Mr. Ritesh Radhakrishnan Palliana and Mrs. Chitra Aravindakshan Nair

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

SCHEDULE – I
DISCRIPTION OF THE PROPRERTY

All that piece or parcel of land bearing Plot No. B admeasuring area 2204.48 Sq. mtrs out of land admeasuring 2937.95 Sq. Mtrs out of CTS No. 4780 Totally admeasuring area 9057.8 Sq. Mtrs having Survey No. 127/1A/1A/A(P) situated at Akurdi, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation, which is bounded as under -

On or towards the NORTH : By Plot No. A
On or towards the SOUTH : By 30.00M wide road
On or towards the EAST : By 12M wide road CTS No. 4794
On or towards the WEST : By part of CTS 4099+ Existing road

[Hereinafter referred to as “The Said Property”, for the sake of brevity and convenience]

SCHEDULE - II
DESCRIPTION OF THE OFFICE

All that piece and parcel of bearing **Office No. 408 on 4th Floor admeasuring area 43.15 Sq. Mtrs in the scheme known as “KP SQUARE” and in the society known as “VIP KP SQUARE COMMERCIAL PREMISES CO-OPERATIVE SOCIETY LTD”** constructed on land mentioned in Schedule-I.

[Hereinafter referred to as “The Office Property”, for the sake of brevity and convenience]

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

1. Copy of Draft Deed of Assignment executed by Mr. Ritesh Radhakrishnan Palliana and Mrs. Chitra Aravindakshan Nair in favour of Mr. Dinkar Bhaskar Kadam and Mrs. Saroj Dinkar Kadam.
2. Copy of Agreement to Sale executed by M/s. VTP CORPORATION LLP, through its partner Mr. Bhushan Vilas Palresha, with the consent of Mr. Siddharth Kantilal Khinvasara in favour of Mr. Ritesh Radhakrishnan Palliana and Mrs. Chitra Aravindakshan Nair, which is registered in the office of Sub-Registrar Haveli No. 23, Pune at Sr. no. 13374/2019 dated 04/07/2019 along with Index-II and RR.
3. Copy of Commencement Certificate issued by Pimpri Chinchwad Municipal Corporation vide bearing No. BP/AKURDI/2/2021 dated 25/03/2021.
4. Copy of Completion Certificate No. 735/2022 dated 21/10/2022 issued by Pimpri Chinchwad Municipal Corporation.
5. Copy of RERA Certificate vide bearing No. No. P52100017452, valid from 13/08/2018.
6. Copy of Society Registration Certificate vide bearing No. PNA/PNA(6)/HSG/(OH)/894/2024-2025 on 02/05/2024.

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

1. WHEREAS as per the information submitted to us it is seen that Survey No. 127 situated at Akurdi, Taluka: Haveli, District: Pune and within the local limits of Pimpri Chinchwad Municipal Corporation, was originally owned Mr. Kantilal Mohanlal Khinvasara and Mr. Vasanthal Mohanlal Khinvasara.
2. AND WHEREAS Mr. Kantilal Mohanlal Khinvasara and Mr. Vasanthal Mohanlal Khinvasara sold 00 H 40 R of S. No. 127 to Mr. Bhikoba Laxman Gawade, Mr. Ambaji Yamaji Langote, and Mr. Digumber Hari Namde by a Sale Deed dated 29/09/1961. Survey No. 127 was divided into Survey No. 127/1 (retained by Mr. Kantilal Mohanlal Khinvasara and Mr. Vasanthal Mohanlal Khinvasara) and Survey No. 127/2 (to purchasers). The names of Mr. Bhikoba Laxman Gawade, Mr. Ambaji Yamaji Langote, and Mr. Digumber Hari Namde were recorded as owners for S. No. 127/2 by Mutation Entry No. 786 dated 26/03/1962.
3. AND WHEREAS Mr. Kantilal Mohanlal Khinvasara and Mr. Vasanthal Mohanlal Khinvasara sold Survey No. 127/1 to Mr. Sonmal Tekaji Gundecha by a Sale Deed dated 23/01/1963. Survey No. 127/1 was divided as S. No. 127/1/A (retained by Mr. Kantilal Mohanlal Khinvasara and Mr. Vasanthal Mohanlal Khinvasara). The name of Mr. Sonmal Tekaji Gundecha was recorded as owner by Mutation Entry No. 907 dated 21/04/1964.
4. AND WHEREAS Mr. Kantilal Mohanlal Khinvasara and Mr. Vasanthal Mohanlal Khinvasara sold Survey No. 127/1/A to Mr. Hansaji Waraji Oswal and Mr. Saraji Meghaji Oswal by a Sale Deed dated 23/01/1963. Survey No. 127/1A was divided as S. No. 127/1A/1 (retained by Mr. Kantilal Mohanlal Khinvasara and Mr. Vasanthal Mohanlal Khinvasara). The names of Mr. Hansaji Waraji Oswal and Mr. Saraji Meghaji Oswal were recorded as owners for S. No. 127/1A/2 by Mutation Entry No. 908 dated 21/04/1964.

5. AND WHEREAS Mr. Kantilal Mohanlal Khinvasara and Mr. Vasanthal Mohanlal Khinvasara sold S. No. 127/1A/1 to Mr. Ram Barsu Namde, Mr. Jaisungh Dagadu Borkar, Mr. Babu Pashuram Yelwande and Mr. Vasant Sukharam Janawane by a Sale Deed dated 18/04/1963. Survey No. 127/1A/1 was divided as S. No. 127/1A/1A (retained by Mr. Kantilal Mohanlal Khinvasara and Mr. Vasanthal Mohanlal Khinvasara). The names of Mr. Ram Barsu Namde, Mr. Jaisungh Dagadu Borkar, Mr. Babu Pashuram Yelwande and Mr. Vasant Sukharam Janawane were recorded as owners by Mutation Entry No. 946 dated 16/01/1965.
6. AND WHEREAS the Officer on Special Duty Pimpri Industrial Area Pune, by their order, recorded the name of Maharashtra Industrial Corporation as owner of S. No. 127/1A/1A/1 via Mutation Entry No. 949 dated 26/01/1965.
7. AND WHEREAS Mr. Vasanthal Mohanlal Khinvasara released his rights of S. No. 127/1A/1A in favour of Mr. Kantilal Mohanlal Khinvasara by a Release Deed dated 26/01/1967. The name of Mr. Vasanthal Mohanlal Khinvasara was deleted by Mutation Entry No. 1088.
8. AND WHEREAS Mr. Kantilal Mohanlal Khinvasara sold 00 H 02 R out of S. No. 127/1A/1A to Mr. Chandrashekhar Ratnakar Dharwadkar by a Sale Deed dated 18/09/1969. Survey No. 127/1A/1A was divided as S. No. 127/1A/1A/A (retained by Mr. Kantilal Mohanlal Khinvasara). The name of Mr. Chandrashekhar Ratnakar Dharwadkar was recorded as owner for 00 H 02 R of S. No. 127/1A/1A/2 by Mutation Entry No. 2300.
9. AND WHEREAS Mr. Kantilal Mohanlal Khinvasara filed a petition in High Court against the acquired property of S. No. 127/1A/1A along with other properties. As per a compromise deed dated 23/11/1968, the Special Land Acquisition Officer (9) Pune, by Government Gazette No. 44 dated 04/11/1971, released S. No. 127/1A/1A, and the name of Maharashtra Industrial Corporation was deleted by Mutation Entry No. 2370 dated 04/12/1972.
10. AND WHEREAS Mr. Kantilal Mohanlal Khinvasara sold 00 H 02 R out of S. No. 127/1A/1A/A to Mr. Eyndez Lambhag Shinde by a Sale Deed. Survey No. 127/1A/1A/A (retained by Mr. Kantilal Mohanlal Khinvasara) admeasuring 01 H 26.5 R. The name of Mr. Eyndez Lambhag Shinde was recorded as owner for S. No. 127/1A/1A/B area 00 H 02 R by Mutation Entry No. 2724.
11. AND WHEREAS Mutation Entry No. 3455 dated 17/01/1996 notes a common deed dated 08/12/1993 (Registered No. 3217) between Mr. Govind Raghunath Tanksale and Mr. Kantilal Mohanlal Khinvasara in respect of S. No. 106/10/19/1A/27 to be corrected as S. No. 127/1A/1A.
12. AND WHEREAS Mr. Kantilal Mohanlal Khinvasara gifted 840.5 Sq. Mtrs. of S. No. 127/1A/1A/A to Mrs. Mangala Subhash Gawade, Mr. Harshvardhan Subhash Gawade, and Mr. Mayur Subhash Gawade by a Gift Deed dated 31/12/2001, registered in Sub-Registrar Haveli No. 5 at Serial No. 15792/2001. Their names were recorded via Mutation Entry No. 4339 dated 10/03/2002.
13. AND WHEREAS Mr. Kantilal Mohanlal Khinvasara sold 5755 Sq. Ft. of S. No. 127/1A/1A/A to Mr. Kashmirilal Ratilal Agarwal, proprietor of Ganesh Foundry, by a Sale Deed dated 28/01/1985, registered in Sub-Registrar Haveli No. 1 at Serial No. 1163/1985. This was recorded via Mutation Entry No. 4348 dated 26/04/2002.
14. AND WHEREAS Mr. Kashmirilal Ratilal Agarwal expired on 23/09/1996. His legal heirs (sons: Mr. Sushil Kashmirilal Agarwal, Mr. Ramesh Kashmirilal Agarwal, Mr. Suresh Kashmirilal Agarwal, Mr. Ashok Kashmirilal Agarwal; daughters: Mrs. Roshni Naresh Gupta, Mrs. Varsha Chandrakant Agarwal, Mrs. Rita Pramode Aggarwal; and wife: Smt. Indiradevi Kashmirilal Agarwal) came on record by Mutation Entry No. 4350.

15. AND WHEREAS the legal heirs of Mr. Kashmirilal Ratilal Agarwal (Mr. Sushil Kashmirilal Agarwal, Mr. Ramesh Kashmirilal Agarwal, Mr. Suresh Kashmirilal Agarwal, Mrs. Roshni Naresh Gupta, Mrs. Varsha Chandrakant Agarwal, Mrs. Rita Pramode Aggarwal, and Smt. Indiradevi Kashmirilal Agarwal) executed a Gift Deed in favour of Mr. Ashok Kashmirilal Agarwal for 5755 Sq. Ft. of S. No. 127/1A/1A/A. The said Gift Deed was registered in Sub-Registrar Haveli No. 5 at Serial No. 2751/2002 dated 18/05/2002. Mr. Ashok Kashmirilal Agarwal, proprietor of Ganesh Foundry, was recorded as owner by Mutation Entry No. 4351 for 5755 Sq. Ft. of S. No. 127/1A/1A/A.
16. AND WHEREAS Mr. Kantilal Mohanlal Khinvasara gifted 01 H 16.5 R of S. No. 127/1A/1A/A to Mr. Siddharth Kantilal Khinvasara and Mrs. Nirmala Kantilal Khinvasara by a Gift Deed dated 25/11/2008, registered in Sub-Registrar Haveli No. 11 at Serial No. 11122/2008. Their names were recorded by Mutation Entry No. 4982 dated 22/01/2009.
17. AND WHEREAS Pimpri Chinchwad Municipal Corporation acquired 100 Sq. Mtrs. of S. No. 127/1A/1A/A for road. Their name was recorded by Mutation Entry No. 5325 as owner for 100 Sq. Mtrs. of S. No. 127/1A/1A/A.
18. AND WHEREAS Mrs. Nirmala Kantilal Khinvasara gifted her half share of S. No. 127/1A/1A/A to her son Mr. Siddharth Kantilal Khinvasara by a Gift Deed dated 24/03/2017, registered in Sub-Registrar Haveli No. 22 at Serial No. 2922/2017. Thus, Mr. Siddharth Kantilal Khinvasara became the sole owner of the property.
19. AND WHEREAS Mr. Siddharth Kantilal Khinvasara, Mrs. Nirmala Kantilal Khinvasara, and Pimpri Chinchwad Municipal Corporation executed a Possession Receipt dated 08/07/2016, registered in Sub-Registrar Haveli No. 5 at Serial No. 5092/2016. This transferred 478.13 Sq. Mtrs. out of 01 H 16.5 R of S. No. 127/1A/1A/A to Pimpri Chinchwad Municipal Corporation for a 30 Meter wide road.
20. AND WHEREAS Upper Tahasildar Pimpri Chinchwad passed NA order No. JAMIN/NA/SR/475/2018 dated 28/02/2018 for Survey No. 127/1A/1A/A for residential (6948.9 Sq. Mtrs.) and commercial (1375.63 Sq. Mtrs.) purposes. The total area as per 7/12 was 11650.00 Sq. Mtrs., out of which 9057.80 Sq. Mtrs. was included in the layout.
21. AND WHEREAS Mr. Siddharth Kantilal Khinvasara executed a Development Agreement dated 13/08/2018 in favour of M/s. VTP CORPORATION LLP, entrusting development rights for Plot No. B, admeasuring 2937.95 Sq. Mtrs. (Project land 2204.48 Sq. Mtrs. + Open space & road widening 733.47 Sq. Mtrs.), carved out of CTS No. 4780 on Survey No. 127/1A/1A/A (Part). The agreement was registered in Sub-Registrar Haveli No. 09 at Serial No. 6889/2018.
22. AND WHEREAS Mr. Siddharth Kantilal Khinvasara also executed a Power of Attorney dated 13/08/2018 in favour of M/s. VTP CORPORATION LLP's partners, registered in Sub-Registrar Haveli No. 09 at Serial No. 6890/2018, authorizing them for various development activities.
23. AND WHEREAS Pimpri Chinchwad Municipal Corporation issued various Commencement Certificates for building construction as follows: Original No. BP/AKURDI/3/2014 dated 18/03/2014; Revised No. BP/AKURDI/15/2018 dated 11/07/2018; Revised No. BP/AKURDI/09/2019 dated 07/06/2019; Revised No. BP/AKURDI/09/2020 dated 06/08/2020; and Revised No. BP/AKURDI/2/2021 dated 25/03/2021.
24. AND WHEREAS M/s. VTP CORPORATION LLP registered the project "KPSQUARE" with MahaRERA under Registration No. P52100017452, valid from 13/08/2018 and ending with 30/06/2021.

25. AND WHEREAS M/s. VTP CORPORATION LLP have availed a housing loan from Housing Development Finance Corporation Limited, vide Mortgage Deed, which is registered in the office of Sub-Registrar Haveli No. 10, Pune at Sr. No. 19362/2018 dated 28/09/2018 and further availed a loan from the same band vide Mortgage Deed, which is registered in the office of Sub-Registrar Haveli No. 10, Pune at Sr. No. 19363/2018 dated 29/09/2018 and further again availed a loan from the same band vide Mortgage Deed, which is registered in the office of Sub-Registrar Haveli No. 21, Pune at Sr. No. 2158/2021 dated 06/02/2021 and all the loans have been repaid vide Re-Conveyance Deed which is registered in the office of Sub-Registrar Haveli No. 21, Pune at Sr. No. 6907/2023 dated 28/03/2023.
26. AND WHEREAS M/s. VTP CORPORATION LLP, through its partner Mr. Bhushan Vilas Palresha, with the consent of Mr. Siddharth Kantilal Khinvasara, executed an Agreement for Sale in favour of Mr. Ritesh Radhakrishnan Palliana and Mrs. Chitra Aravindakshan Nair, which is registered in the office of Sub-Registrar Haveli No. 23, Pune at Sr. no. 13374/2019 dated 04/07/2019.
27. AND WHEREAS Pimpri Chinchwad Municipal Corporation issued Completion Certificate No. 735/2022 dated 21/10/2022 to Mr. Siddharth Kantilal Khinvasara and others, certifying completion of the "KP SQUARE" project. The certificate lists a total commercial built-up area of 5065.73 Sq. Mtrs. and 127 commercial units across floors from lower basement to 8th floor.
28. AND WHEREAS VTP Corporation LLP issued a Possession Certificate dated 17/01/2023 and a No Due Certificate dated 18/01/2023 to Mr. Ritesh Radhakrishnan Palliana and Mrs. Chitra Aravindakshan Nair for Office No. 408.
29. AND WHEREAS "VTP KP SQUARE COMMERCIAL PREMISES CO-OPERATIVE SOCIETY LTD." was formed and registered under the Maharashtra Co-operative Societies Act 1960, bearing Registration No. PNA/PNA(6)/HSG/(OH)/894/2024-2025 on 02/05/2024.
30. AND WHEREAS Mr. Dinkar Bhaskar Kadam and Mrs. Saroj Dinkar Kadam have decided to purchase the said office from Mr. Ritesh Radhakrishnan Palliana and Mrs. Chitra Aravindakshan Nair by the way of Deed of Assignment.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY: -

1. Copy of Draft Deed of Assignment executed by Mr. Ritesh Radhakrishnan Palliana and Mrs. Chitra Aravindakshan Nair in favour of Mr. Dinkar Bhaskar Kadam and Mrs. Saroj Dinkar Kadam.
2. Copy of Agreement to Sale executed by M/s. VTP CORPORATION LLP, through its partner Mr. Bhushan Vilas Palresha, with the consent of Mr. Siddharth Kantilal Khinvasara in favour of Mr. Ritesh Radhakrishnan Palliana and Mrs. Chitra Aravindakshan Nair, which is registered in the office of Sub-Registrar Haveli No. 23, Pune at Sr. no. 13374/2019 dated 04/07/2019 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 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: - MH011047982202627E
Search Conducted Years: 13 years
Name of the Advocate / Searcher: Sopanrao Mane & Co. (Advocates)
Search Report Date: 29/09/2026.
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. Dinkar Bhaskar Kadam and Mrs. Saroj Dinkar Kadam will acquire a valid, clear, marketable and unencumbered title in the property stated above after entering into registered Deed of Assignment with Mr. Ritesh Radhakrishnan Palliana and Mrs. Chitra Aravindakshan Nair.

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower of Mr. Dinkar Bhaskar Kadam and Mrs. Saroj Dinkar Kadam

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. Ritesh Radhakrishnan Palliana and Mrs. Chitra Aravindakshan Nair in favour of Mr. Dinkar Bhaskar Kadam and Mrs. Saroj Dinkar Kadam, along with Registration Receipt and Index II
2. Original Agreement to Sale executed by M/s. VTP CORPORATION LLP, through its partner Mr. Bhushan Vilas Palresha, with the consent of Mr. Siddharth Kantilal Khinvasara in favour of Mr. Ritesh Radhakrishnan Palliana and Mrs. Chitra Aravindakshan Nair, which is registered in the office of Sub-Registrar Haveli No. 23, Pune at Sr. no. 13374/2019 dated 04/07/2019 along with Index-II and RR.
3. Original NOC issued by Society in favor of ICICI HFC Ltd.
4. Original Share Certificate (if issued)
5. Copy of Completion Certificate No. 735/2022 dated 21/10/2022 issued by Pimpri Chinchwad Municipal Corporation
6. Copy of Latest Tax Paid Receipt.

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

Remarks If any:- NIL

Yours Faithfully,

MANE
PRAVIN
SOPANRAO

Digitally signed
by MANE PRAVIN
SOPANRAO
Date: 2026.09.29
15:14:28 +05'30'

**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: 29/09/2026
LAN No. 773100036337

Search Report in respect of the file of Mr. Dinkar Bhaskar Kadam

DESCRIPTION OF THE PROPERTY -

All that piece and parcel of **Shop No. 408 on 4th Floor** admeasuring area **43.15 Sq. Mtrs** in the scheme known as **“KP SQUARE”** and in the society known as **“VIP KP SQUARE COMMERCIAL PREMISES CO-OPERATIVE SOCIETY LTD”**, Plot No. B admeasuring area 2204.48 Sq. mtrs out of land admeasuring 2937.95 Sq. Mtrs out of CTS No. 4780 Totally admeasuring area 9057.8 Sq. Mtrs having Survey No. 127/1A/1A/A(P) situated at Akurdi, Taluka: Haveli, District: Pune and within the local limits of Pimpri Chinchwad Municipal Corporation.

We have taken online paid e-search in respect of the above referred property (S. No. 4780 Akurdi) from the website of www.igrmaharashtra.gov.in since year 2014 to 2026 GRN No. MH011047982202627E dated 29/09/2026. 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	Mortgage Deed executed by M/s. VTP CORPORATION LLP in favour of Housing Development Finance Corporation Limited which is registered in the office of Sub-Registrar Haveli No. 10, Pune at Sr. No. 19362/2018 dated 28/09/2018. Mortgage Deed executed by M/s. VTP CORPORATION LLP in favour of Housing Development Finance Corporation Limited which is registered in the office of Sub-Registrar Haveli No. 10, Pune at Sr. No. 19363/2018 dated 29/09/2018.	---
2019	Agreement to Sale executed by M/s. VTP CORPORATION LLP, through its partner Mr. Bhushan Vilas Palresha, with the consent of Mr. Siddharth Kantilal Khinvasara in favour of Mr. Ritesh Radhakrishnan Palliana and Mrs. Chitra Aravindakshan Nair, which is registered in the office of Sub-Registrar Haveli No. 23, Pune at Sr. no. 13374/2019 dated 04/07/2019	---
2020	available Index are checked	NIL
2021	available Index are checked	NIL
2022	available Index are checked	NIL

2023	Re-Conveyance deed executed by Housing Development Finance Corporation Limited in favour of M/s. VTP CORPORATION LLP which is registered in the office of Sub-Registrar Haveli No. 21, Pune at Sr. No. 6907/2023 dated 28/03/2023	---
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: 2026.09.29
15:14:09 +05'30'

Thanking You,

P.S. Mane
Advocate

MH011047982202627E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
29 Sep 2026	Receipt	Receipt no.: 1115506252
	Name of the Applicant :	LATA SOPANRAO MANE
	Details of property of which document has to be searched :	Dist :Pune Village :Akurdi S.No/CTS No/G.No. : 4780
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH011047982202627E		
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'.		