

**SOPANRAO MANE & CO
ADVOCATES**

MR.PRAVIN S. MANE

MR.PRADEEP MANE

Off: 4th Floor, Brahma Sky Uzuri, Near Bank of India, Dr. Ambedkar Chowk, Pimpri, Pune 411018

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LEGAL SCRUTINY REPORT

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

Date: 22/09/2026
LAN No. 10334020

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. Suraj Ashok Hande

PART I: PROPERTY DETAILS:

(A) Name of the Applicant/Borrower/s: Mr. Suraj Ashok Hande

(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. Sheetal Amrut Bhange

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

SCHEDULE – I

DISCRIPTION OF THE LAND PROPRERTY

All that piece and parcel of land of an area 200 Sq. Mts. situated within the jurisdiction of Sub-Registrar Haveli, Pune Municipal Corporation limits, Village Kothrud, Taluka Haveli, District Pune, bearing Survey No. 87/3B/1E, situated within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub registrar haveli Pune.

On or towards the EAST : By Survey No. 87/4A (part) property

On or towards the SOUTH : By Survey No. 87/6A (part) property

On or towards the WEST : By Survey No. 87/6A/1 (part) property

On or towards the NORTH : By Survey No. 87/3B/1D (part) property

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

SCHEDULE - II

DESCRIPTION OF THE FLAT

All that piece and parcel of bearing **Flat No. 3**, on the **Ground Floor**, in the Carpet area admeasuring 290 Sq. Ft. i.e. 26.95 Sq. Mtrs., along with all common amenities and facilities, along with the right of membership of the said society, in the building known as "**Prajakta Co-**

op Hsg society Ltd" constructed on the property situated Village Kothrud, Taluka Haveli, District Pune, bearing Survey No. 87/3B/1E situated within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub registrar Haveli Pune.

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

1. Copy of Gunthewari Regularization Certificate bearing No. 0000096, dated 21/06/2003, issued by Pune Municipal Corporation
2. Copy of Society Registration Certificate for Prajakta Co-operative Housing Society Ltd., bearing No. PNA/PNA(1)/HSG/(TC)/16361/2015-16, dated 21/07/2015
3. Copy of Unilateral Deemed Conveyance Order bearing No. 57/2025, dated 11/12/2025, issued by District Deputy Registrar, Co-Operative Societies, Pune
4. Copy of Death Certificate of Tukaram Sagu Bharekar, dated 15/12/1998, issued by Pune Municipal Corporation.
5. Copy of Registered Deed of Assignment (Conveyance Deed) bearing Document No. 20384/2025, executed on 08/09/2025 and registered on 01/10/2025, in the office of Sub-Registrar Haveli No. 20 executed by Mr. Vitthal Tukaram Bharekar, in favor of Mrs. Shital Amrut Bhangе with Registration Receipt and Index II.
6. Copy of Draft Deed of Assignment (Conveyance Deed) between Mrs. Shital Amrut Bhangе and Mr. Suraj Ashok Hande.

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

1. WHEREAS the land situate within Village Kothrud, Taluka Haveli, District Pune, bearing Survey No. 87/3B/1E, was originally owned by Mr. Tukaram Sagu Bharekar.
2. AND WHEREAS, Mr. Tukaram Sagu Bharekar has expired on dated 15/12/1998, & Mrs. Nathabai Tukaram Bharekar (wife of Late Tukaram Bharekar) has expired leaving behind their legal heirs namely Mr. Vitthal Tukaram Bharekar. That Mr. Vitthal Tukaram Bharekar has executed Legal Heirs Affidavit dated 19/09/2025 before Maha- E-Seva Kendra. That name of Shri. Vitthal Tukaram Bharekar has been mutated on village 7/12 extracts vide M.E. No. 17654.
3. AND WHEREAS Shri. Vitthal Tukaram Bharekar constructed a multi-storied building named "Prajakta Sahakari Gruh Rachana Sanstha Maryadit" with 11 residential units on the said land. That Mr. Vitthal Bhairu Kangude, & others have obtained a Gunthewari Regularization Certificate bearing No. 0000096, dated 21/06/2003, from Pune Municipal Corporation.
4. AND WHEREAS, Mr. Vitthal Tukaram Bharekar, has conveyed Flat No. 3, on the Ground Floor, to Mrs. Shital Amrut Bhangе by way of a Registered Deed of Assignment (Conveyance Deed) bearing Document No. 20384/2025, executed on 08/09/2025 and registered on 01/10/2025, in the office of Sub-Registrar Haveli No. 20.
5. AND WHEREAS, the flat purchasers have formed a co-operative housing society under the name and style "Prajakta Sahakari Gruh Rachana Sanstha Maryadit," which is registered under the Maharashtra Co-operative Societies Act 1960, bearing Registration No. PNA/PNA (1)/HSG/ (TC)/16361/2015-16, dated 21/07/2015.
6. AND WHEREAS, Prajakta Cooperative Housing Society Ltd. subsequently applied for Unilateral Deemed Conveyance (Application No. 377/2025) on 07/08/2025, against Mr. Vitthal Tukaram Bharekar and Mr. Tukaram Sagu Bharekar.
7. AND WHEREAS, the District Deputy Registrar, Co-Operative Societies, Pune, passed a Unilateral Deemed Conveyance Order bearing No. 57/2025, dated 11/12/2025, certifying the case as fit for enforcing unilateral execution of the Conveyance Deed for the land bearing Survey No. 87/3B/1E, CTS No. 1210, admeasuring 200.00 sq. mt. and the building

thereon with a built-up area of 371.00 sq. mt., in favor of Prajakta Co.op. Housing Society Ltd.

8. AND WHEREAS, in pursuance of the said order, a Deemed Conveyance Deed bearing Document No. 3575/2026, dated 05/02/2026, was registered at the office of Sub-Registrar Haveli No. 13 on 12/02/2026, conveying the land and the building from Mr. Tukaram Sagu Bharekar through Mr. Vitthal Tukaram Bharekar (developer/POA) by the Competent Authority Mr. Sanjay Raut (representing owners) in favor of Prajakta Co. op. Housing Society Ltd.
9. AND WHEREAS, Mr. Suraj Ashok Hande has intended to purchase the said flat from Mrs. Shital Amrut Bhange.
10. AND WHEREAS caption flat is assessed to tax by Pune Municipal Corporation.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY: -

1. Copy of Unilateral Deemed Conveyance Order bearing No. 57/2025, dated 11/12/2025, issued by District Deputy Registrar, Co-Operative Societies, Pune
2. Copy of Registered Deed of Assignment (Conveyance Deed) bearing Document No. 20384/2025, executed on 08/09/2025 and registered on 01/10/2025, in the office of Sub-Registrar Haveli No. 20 executed by Mr. Vitthal Tukaram Bharekar, in favor of Mrs. Shital Amrut Bhange with Registration Receipt and Index II.
3. Copy of Draft Deed of Assignment (Conveyance Deed) between Mrs. Shital Amrut Bhange and Mr. Suraj Ashok Hande

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, 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: - MH010616424202627E
- Search Conducted Years : 13 years
- Name of the Advocate / Searcher : Sopanrao Mane & Co. (Advocates)
- Search Report Date : 22/09/2026
- 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. Suraj Ashok Hande will acquire a valid, clear, marketable and unencumbered title in the property stated above after entering into registered Deed of Assignment with Mrs. Shital Amrut Bhange.

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower of Mr. Suraj Ashok Hande.

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 Registered Deed of Assignment bearing Document No. 20384/2025, executed on 08/09/2025 and registered on 01/10/2025, in the office of Sub-Registrar Haveli No. 20 executed by Mr. Vitthal Tukaram Bharekar, in favor of Mrs. Shital Amrut Bhange with Registration Receipt and Index II.
2. Original Registered Deed of Assignment between Mrs. Shital Amrut Bhange and Mr. Suraj Ashok Hande with Registration Receipt and Index II.
3. Original NOC issued by society in favor of ICICI HFC Ltd,
4. Original Share Certificate (if issued)
5. Copy of Latest Tax Paid Receipt.
6. Copy of Gunthewari Certificate No. 0000096, dated 21/06/2003, from Pune Municipal Corporation.

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: 2026.09.24
13:18:45 +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: 22/09/2026
LAN No. 10334020

Search Report in respect of the file of Mr. Suraj Ashok Hande

DESCRIPTION OF THE PROPERTY -

All that piece and parcel of **Flat No. 3**, on the **Ground Floor**, in the Carpet area admeasuring 290 Sq. Ft. i.e. 26.95 Sq. Mtrs., along with all common amenities and facilities, along with the right of membership of the said society, in the building known as "**Prajakta Co-op Hsg society Ltd**" constructed on the property situated Village Kothrud, Taluka Haveli, District Pune, bearing Survey No. 87/3B/1E situated within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub registrar Haveli Pune

We have taken online paid e-search in respect of the above referred property (Survey No. 87 Kothrud) from the website of www.igrmaharashtra.gov.in since year 2014 to 2026 GRN No. MH010616424202627E dated 22/09/2026. 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	Registered Deed of Assignment bearing Document No. 20384/2025, executed on 08/09/2025 and registered on 01/10/2025, in the office of Sub-Registrar Haveli No. 20 executed by Mr. Vitthal Tukaram Bharekar, in favor of Mrs. Shital Amrut Bhangе	---
2026	Deemed Conveyance Deed bearing Document No. 3575/2026, dated 05/02/2026, was registered at the office of Sub-Registrar Haveli No. 13 on 12/02/2026	---

Thanking You,

MANE
PRAVIN
SOPANRAO
Digitally signed by
MANE PRAVIN
SOPANRAO
Date: 2026.09.24
13:19:06 +05'30'

P.S. Mane
Advocate

MH010616424202627E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
22 Sep 2026	Receipt	Receipt no.: 1115479867
	Name of the Applicant :	LATA SOPANRAO MANE
	Details of property of which document has to be searched :	Dist :Pune Village :Kothrud S.No/CTS No/G.No. : 87
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH010616424202627E		
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 '.		