

Ref: 04/Legal /September/2026

Branch : Kalyan
Date : 27/09/2026

Status	Positive
Type of Case	HL.-Builder Purchase
Application No	77000353482

To,
ICICI HFC LTD,
Kalyan Branch

LEGAL SCRUTINY REPORT

Dear Sir/ Madam,

Sub : Legal Security Report in Respect of the File of

- 1) Mr. Hritik Rajan Kanse.
- 2) Mr. Rajan Lawoo Kanse.
- 3) Mrs. Anjali Rajan Kanse.

Part I : Property Details

- 1. Name of the Applicant/Borrower** : 1) Mr. Hritik Rajan Kanse.
2) Mr. Rajan Lawoo Kanse.
3) Mrs. Anjali Rajan Kanse.
- 1. Name of the Property Owner/s** : M/s Bhaveshwar Infratech.
- 2. Name of the Proposed Owner/s** : 1) Mr. Hritik Rajan Kanse.
2) Mr. Rajan Lawoo Kanse.
3) Mrs. Anjali Rajan Kanse.

DESCRIPTION OF THE PROPERTY:

Ref: Flat No. 1012, at the 10th Floor, B- Wing, in the Building in the Project Known as "Bhaveshwar Aqua - 2", Admeasuring about 31.594 sq. meters of RERA carpet area constructed on property bearing Plot no. C-7/2, sector 12, Kalamboli, Navi Mumbai within the limit of Panvel Municipal Corporation and CIDCO and within the jurisdiction of Sub Registrar of Panvel.

PART II : List of the documents Submitted to us for Legal Opinion :

1. Photo copy of the Registered Agreement For Sale dated 31/08/2026, executed by and between M/s Bhaveshwar Infratech Constructions through its Partners Mr.Deepak Dhanjibhai Patel Throigh Power of Atorney Holder Sanket Aparna Bhujbal As the Developers And Mr. Hritik Rajan Kanse, Mr. Rajan Lawoo Kanse and Mrs. Anjali Rajan Kanse As the Purchasers. Under the registration No. PVL-2/12586/2026 dated 31/08/2026

2. Photo copy of the MTR Challan for stamp duty paid bearing GRN No. MH009320458202627E issued by IDBI Bank dated 31/08/2026.
3. Photo Copy of Commencement Certificate issued by Panvel Municipal Corporation vide. Ref.No. PMC/TP/Kalamboli/12/C-7/2/21-22/16351/2847/2022 on dated 02/05/2022.
4. Photo Copy of Commencement Certificate issued by Panvel Municipal Corporation vide. Ref.No. PMC/TP/Kalamboli/12/C-7/2/21-22/16351/1198/2022 on dated 02/05/2022.
5. Photo Copy of Development Permission for Residential cum Commercial Building issued by Panvel Municipal Corporation in respect of plot of land vide., Ref. No. PMC/ TP/ Kalamboli/ 12/ C-7/ 2/ 21-22/ 16351/ 1198/ 2022, on dated 02/05/2022.
6. Photo Copy of Amended Development Permission for Residential cum Commercial Building issued by Panvel Municipal Corporation in respect of plot of land vide., Ref. No. PMC/TP/Kalamboli/12/C-7/2/21-22/16351/2847/2022, on dated 05/12/2022.
7. Photo Copy of Part Occupancy Certificate vide Ref. No CARPC/PO/2026/APL/00056 issued by Panvel Municipal Corporation. dated 07/07/2022.
8. Photo Copy of MAHA-RERA Certificate issued by Maharashtra Real Estate Regulatory Authority Bearing No. P52000045696, Dated 06/06/2022 for the Project Name “Bhaveshwar Aqua-2”
9. Photo Copy of Title Certificate issued by Advocate. Bharat Agarwal dated 19/05/2022.
10. Photo Copy of Simankan Nakasha issued By CIDCO, Ref. No. CIDCO/ PLNG/ SP (S)/ 2021, Dated 23/02/2022.
11. Photo copy of the Stamp of Approval of plan.
12. Photo Copy of the Agreement To Lease dated 25/02/2022 executed by and Between City and Industrial Development Corporation of Maharashtra (CIDCO) And M/s Bhaveshwar Infratech through its Partner Ramesh Natha Patel which dully registered under Registration no.PVL-3/3320/2022 Dated 25/02/2022.

PART III DEVOLUTION OF TITLE

1. In the details available in the file that the said property bearing Plot no. C-7/2, sector 12, Kalamboli, Navi Mumbai within the limit of Panvel Municipal Corporation and CIDCO and within the jurisdiction of Sub Registrar of Panvel. as owned by the City and Industrial Development Corporation of Maharashtra Ltd.
2. Further the said the corporation is New Town Development Authority Declared as a site for the new town of New Bombay by the Government of Maharashtra in exercised of its power under Subsection 1 and 3A of the MRTP Act, 1966.
3. Further the said the State Government acquiring Lands described therein and vesting such lands in the said Corporation (CIDCO), in exercise of its powers under Section 113(A), subsection 1 of the MRTP Act, 1966.
4. Further as per given Legal Report vide Allotment Letter dated 27/12/2021 bearing documents of reference no. 146521/1000900 City & Industrial allotment of Development Corporation Of Maharashtra Ltd Plot ("CIDCO) agreed to allot said Plot to the M/s Bhaveshwar Infratech.
5. Further as per given Legal Report vide 'Corrigendum Allotment Letter' dated 21/01/2022 bearing reference no. CIDCO/MMI(Commercial)/2022/175, CIDCO made changes in Clause C of the said Allotment letter.
6. Further by Registered Agreement To Lease dated 25/02/2022 executed by and Between City and Industrial Development Corporation of Maharashtra (CIDCO) had allotted the said Plot for constructing residential cum commercial building on it to the M/s Bhaveshwar Infratech through its Partner Ramesh Natha Patel which dully registered under Registration no.PVL-3/3320/2022 Dated 25/02/2022.

As per the Agreement to Lease

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accept a lease shall be taken to refer to each other.

7. GRANT OF LEASE:

As soon as the Town Planning Officer has certified that the building and works have been erected in accordance with the terms hereof and if the Licensee shall have observed all the stipulations and conditions hereinbefore contained, the Corporation will grant and the Licensee will accept a lease (which shall be executed by the parties in duplicate) of the said land and the building erected thereon for the term of 60 years from the date hereof at the yearly rent of Rupees One hundred only.

98/22.

7. Further the said M/s Bhaveshwar Infratech have obtained the necessary permission from the appropriate authorities and constructed the said Construction known AS " Bhaveshwar Aqua-2".
8. Further the Commencement Certificate issued by Panvel Municipal Corporation vide.Ref.No. PMC/TP/Kalamboli/12/C-7/2/21-22/16351/2847/2022 on dated 02/05/2022.
9. Further the Commencement Certificate issued by Panvel Municipal Corporation vide. Ref.No. PMC/TP/Kalamboli/12/C-7/2/21-22/16351/1198/2022 on dated 02/05/2022.
10. Further the Development Permission for Residential cum Commercial Buliding issued by Panvel Municipal Corporation in respect of plot of land vide., Ref. No. PMC/ TP/ Kalamboli/ 12/ C-7/ 2/ 21-22/ 16351/ 1198/ 2022, on dated 02/05/2022.
11. Further the Amended Development Permission for Residential cum Commercial Building issued by Panvel Municipal Corporation in respect of plot of land vide., Ref. No. PMC/TP/Kalamboli/12/C-7/2/21-22/16351/2847/2022, on dated 05/12/2022.
12. Further the Part Occupancy Certificate vide Ref. No CARPC/PO/2026/APL/ 00056 issued by Panvel Municipal Corporation. dated 07/07/2022.
13. Further the MAHA-RERA Certificate issued by Maharashtra Real Estate Regulatory Authority Bearing No. P52000045696, Dated 06/06/2022 for the Project Name "Bhaveshwar Aqua-2"
14. Further the Title Certificate issued by Advocate. Bharat Agarwal dated 19/05/2022.
15. Further by Registered Agreement For Sale dated 14/01/2016, executed by and between **M/s Bhaveshwar Infratech Constructions through its Partners Mr. Deepak Dhanjibhai Patel Through Power of Attorney Holder Sanket Aparna Bhujbal** As the Developers And **1. Mr. Hritik Rajan Kanse. 2. Mr. Rajan Lawoo Kanse 3. Mrs. Anjali Rajan Kanse** As the As the Purchasers, the said Builders had decided to sell the Flat No. 1012 , B- WING, at the 10th Floor, in the Building in the Project Known as "BHAVESHWAR AQUA – 2 " , Admeasuring about 31.594 sq. meters of RERA carpet area constructed on property bearing Plot no. C-7/2, sector 12, Kalamboli, Navi Mumbai within the limit of Panvel Municipal Corporation and CIDCO and within the jurisdiction of Sub Registrar of Panvel to to the present Borrowers **Mr. Hritik Rajan Kanse , Mr. Rajan Lawoo Kanse and Mrs. Anjali Rajan Kanse** dully registered at the Registration No PVL-2/12586/2026 dated 31/08/2026.

PART IV : EVIDENCE OF THE TITLE OF THE PROPERTY

1. Further as per the Agreement the said **M/S BHAVESHWAR INFRATECH Constructions through its Partners Mr.Deepak Dhanjibhai Patel Throigh Power of Attorney Holder Sanket Aparna Bhujbal** As the Builders / Promoters have decided to sell the said **to the Present Borrower 1. Mr. Hritik Rajan Kanse. 2. Mr. Rajan Lawoo Kanse 3. Mrs. Anjali Rajan Kanse** which dully registered under Registration No. PVL-2/12586/2026 dated 31/08/2026.
2. We have initiated Search separately and will share search Separately with challan whereas the report is subject to search taken

PART VI : OTHER PROVISIONS

- a) Whether provisions of Urban Land ceiling act are Applicable ? :- Not Applicable
- b) Whether any Property/ies intend to be given s security is subject to any minors claim /share NO
- c) Whether the property is affected by any revenue and tenancy regulations ; if yes to what extent ? NO
- d) Whether the user land has been converted into Non-Agricultural for Residential use by the order of the Competent Authority ? Not Applicable
- e) Whether up to date tax/land revenue has been paid in respect of the property ?_YES
- f) Whether all original documents for last 13 years have been scrutinized , if not give reasons : NO
- g) Whether required documents are available for creating Mortgage ? _YES
- h) Whether all the previous owners of the property had the right and competency to transfer the property ? YES
- i) Whether the proposed mortgage by deposit of title deeds is possible ? YES
- j) What is the tenure of the land , if it is leased ? ____Not Applicable (remaining period)
- k) Whether the land /property are Joint Family property ? NO
- l) Whether the land is Adivasi tribal land ? : NO
- m) Whether SARFAESI Act Applicable ? YES
- n) Is land/property/Flat being subject to any reservations/acquisitions/requisitions ? NO
- o) Whether the property has been transferred by a Power of Attorney (POA) holder of the Original Landowner in favor of Loan Applicant . Not Applicable

- p) Whether the said POA holder has/had Authority to sell the property under POA :
Not Applicable
- q) Whether POA as recorded in point (o) is registered Not Applicable
- r) Whether any prior permission /NOC/Consent 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 /NOC required

NOC from Builder

- s) 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 :- Not Applicable
- t) Whether Search Report is obtained and submitted

Search Report Details :

Search Conducted Years : 13 years
 Name of the Advocate : Adv Kavita Shah
 /Search Report date : 27/09/2026
 Note : Search Report Attached herewith

- u) Whether EC is obtained ? _ Not Applicable
 EC Details

No of Years EC obtained : ----
 Any Encumbrances to specify : ----
 EC Applied by : ----

PART VI : CERTIFICATE

In view of the foregoing. I Certify that the title deed intended to be deposited, relating to the property and offered as security by way of equitable mortgage and the documents of the title referred to above are perfect evidence of the title and that if the said registered/equitable mortgage is created in the manner required by law, it would satisfy the requirements of creation of equitable mortgage.

I further say that the **Mr. Hritik Rajan Kanse, Mr. Rajan Lawoo Kanse and Mrs. Anjali Rajan Kanse** has a valid clear marketable and unencumbered title in the property.

The mortgage if created will be available to ICICI HFC Ltd for the liability of the intending Borrower/Co-Borrower **Mr. Hritik Rajan Kanse , Mr. Rajan Lawoo Kanse and Mrs. Anjali Rajan Kanse.**

PART VII: Following documents are required before disbursement of Loan

1. Original of the Registered Agreement For Sale dated 31/08/2026, executed by and between M/s Bhaveshwar Infratech Constructions through its Partners Mr. Deepak Dhanjibhai Patel Through Power of Attorney Holder Sanket Aparna Bhujbal As the Developers And Mr. Hritik Rajan Kanse , Mr. Rajan Lawoo Kanse and Mrs. Anjali Rajan Kanse As the Purchasers. bearing Registration No. No PVL-2/12586/2026 dated 31/08/2026.
2. Original of the Registration Receipt of the said Agreement.
3. Original of the MTR Challan for stamp duty paid bearing GRN No. MH009320458202627E issued by IDBI Bank dated 31/08/2026.
4. Original of the Index II of the said Agreement.
5. Letter of NOC for mortgage from the said Builder in favour of ICICI Home Finance Company Ltd.
6. The search for the said Flat is required.

PART VIII: Following documents are required after disbursement of Loan

1. Notice of intimation of Mortgage of Deposit of Title Deed.

REMARKS :-

It is advisable to verify the genuineness of the Original Agreement /Deed /Title Document etc. of the Borrower

Please note that our opinion is limited to the extent of the title of the Flat. Please take the opinion of your technical team in respect of applicability/compliance of RERA, Commencement Certificate and Occupancy Certificate, etc.

The said Flat Mortgage can be enforced (if required) under the provisions of The Securitization and Reconstruction of Financial Assets and Enforcement of Securities Act, 2002 and amendments thereto ("SARFAESI") by ICICI HFC Limited.

Thanking you,
Yours faithfully,
KAVITA
SUMIT SHAH
Kavita Shah
Advocate

Digitally signed by
KAVITA SUMIT SHAH
Date: 2026.09.28
12:24:40 +05'45'