



Head Office Address: B-104, Mangalya Bldg., Near Marol Metro Station, Hotel leafio Marigold, Andheri (E), Mumbai – 400059; Website: - <https://lawveritaswest.in/>.
Branch offices at: Thane, Navi Mumbai, Pune, Bengaluru, Delhi.;

LEGAL SCRUTINY REPORT

Date	17/08/2026; 18/08/2026 ; 19/08/2026
LV Ref. ID.	LVT-AUG-26-ICHF-953
Status of L.O.R.	POSITIVE
Transaction Type	RESALE HL
LAN No.	77000331200

To

**ICICI HOME FINANCE
BADLAPUR Branch**

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of – PIYUSH PATIL

PART I: PROPERTY DETAILS:

1. Name of the Applicant/Borrower/s: **PIYUSH PATIL**
2. Name of the Co-applicant/s: **KALPANA GOKUL PATIL.**
3. Type of Loan: **RESALE HL**
4. Purpose of Loan: **RESALE HL**
5. Name of the Property Owner/s: **MR. SUNIL SADABRIJ YADAV**
6. Name of the Proposed Owner/s: **MR. PIYUSH GOKUL PATIL & MRS. KALPANA GOKUL PATIL**

7. Description of the Property (with Boundaries):

Flat No. 404, admeasuring area 475 sq. feet carpet area, on **4th floor**, in the **B wing**, in **Building No. 2**, known as **Shree Krishna Residency**, of the Society Known As **Shree Krishna Residency Building No. 2 Co-operative Housing Society Ltd**, constructed on land bearing Survey No. 69/2, 69/3 of Village Valivali Taluka Ambernath District Thane, lying and being at Valivli, Badlapur 421503 (**Said Property**) as bounded as under:

Boundaries: Not provided

On or towards the North –

On or towards the South:

On or towards the East:



Head Office Address: B-104, Mangalya Bldg., Near Marol Metro Station, Hotel leafio Marigold, Andheri (E), Mumbai – 400059; Website: - <https://lawveritaswest.in/>.
Branch offices at: Thane, Navi Mumbai, Pune, Bengaluru, Delhi;

On or towards the West: (Said Land)

8. Nature / Status of the Property: Freehold land

9. Type of Property: Residential

PART II: LIST OF DOCUMENTS SUBMITTED BEFORE US FOR SCRUTINY AND LEGAL OPINION: **(SPECIFY THE DOCUMENTS ARE ORIGINAL OR XEROX)**

1. Scanned copy of Commencement Certificate bearing No.KUBAN/BAP/2010-11/2751-331 dated 17/03/2011 issued by Kudgaon Badlapur Nagarparishad
2. Scanned copy of District Collector of Thane has issued **N. A. Order** bearing No. MAHSUL/K-1/T-14/NP/SR-51/2011 dated 11/05/2011
3. Scanned copy of Registered Agreement for Sale dated 03/09/2011 bearing No. UHN -2 /9015/2011 executed by M/s Panchala Builders & Developers through its Partner Mr. Sahil Laljibhai Panchala in the favor of Mr. Sunil Sadabrij Yadav
4. Scanned copy of Occupancy Certificate bearing Ref. No. KUBAN/BAP/1557 dated 17/10/2012 issued by Kudgaon Badlapur Nagarparishad
5. Scanned copy of Share Certificate No. 52 dated 28/04/2024 issued by Shree Krishna Residency Building No. 2 Co-operative Housing Society Ltd in the name of Sunil Yadav
6. Scanned Copy of Property Tax Paid Receipt dated 03/08/2026 issued by Kulgaon Badlapur Nagar Parishad for the Year 2026-2027 in the name of Sunil Sadabrij Yadav
7. Scanned copy of Draft Agreement for Sale to be executed by Mr. Sunil Sadabrij Yadav in the favor of Mr. Piyush Gokul Patil & Mrs. Kalpana Gokul Patil Mr. Piyush Gokul Patil & Mrs. Kalpana Gokul Patil.

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

1. We have perused aforesaid documents and we find from recital of the document shared with us that the land bearing Survey No. 69/2, 69/3 of Village Valivali Taluka Ambarnath District Thane, lying and being at Valivli, Badlapur 421503 . **(Said Land)**
2. We further find that by Registered Deed of Conveyance dated 25/01/2011 reg. No. 1154/2011 executed by Mr. Sanjay Hiralal Dargad and others has sold and conveyed the Land bearing Survey No.69 Hissa No. 2 in favour of **M/s Panchala Builders & Developers** for consideration and upon terms and conditions stated therein.
3. We further find that by Registered Deed of Conveyance dated 25/01/2011 reg. No. 1153/2011 executed by Mr. Sanjay Hiralal Dargad and others has sold and conveyed the Land bearing Survey No.69 Hissa No. 3A in favour of **M/s Panchala Builders & Developers** for consideration and upon terms and conditions stated therein.



Head Office Address: B-104, Mangalya Bldg., Near Marol Metro Station, Hotel leafio Marigold, Andheri (E), Mumbai – 400059; Website: - <https://lawveritaswest.in/>.
Branch offices at: Thane, Navi Mumbai, Pune, Bengaluru, Delhi.;

10. We further find that Property Tax Paid Receipt dated 03/08/2026 issued by Kulgaon Badlapur Nagar Parishad for the Year 2026-2027 in the name of **Sunil Sadabrij Yadav**
11. We further find that Mr. Sunil Sadabrij Yadav intends to sale and transfer the Said Property to **Mr. Piyush Gokul Patil & Mrs. Kalpana Gokul Patil** as per **Draft of Agreement for Sale**

LENDER TO ENSURE ABOUT THE POSSESSION OF THE SAID PROPERTY IS WITH THE CURRENT OWNER

LENDER TO FURTHER ENSURE THAT OC RELATED COMPLIANCES ARE TAKEN CARE AS PER TECHNICAL REPORT, OUR OPINION IS SUBJECT TO THE SAME.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY: Search Report Attached

Status: Clear Search

Ref: Investigation title of the property situated at **Flat No. 404**, on the **4th floor**, in the **B wing**, in **Building No. 2**, known as **Shree Krishna Residency**, of the Society Known as **Shree Krishna Residency Building No. 2 Co-operative Housing Society Ltd**, constructed on land bearing **Survey No. 69/2, 69/3**, lying and being situated at Thane 421503 Village **Valivali**, Taluka **Ambernath** and District **Thane**.

PIYUSH PATIL

Dear Sirs,

As per your instructions I have caused to taken out the search in the offices of the Sub-Registrar of Assurances at **Ulhasnagar** S.R.O Record from the year 2014 to 2026 (13 Years) During the course of my searches the following details were found.

At Ulhasnagar S.R.O Record from the year 2014 to 2026 (13 Years)

2014 – NIL

2015 – NIL

2016 – NIL

2017 – Entry Found

<u>UHN-2-3473</u>	<u>Mortgage Deed</u>	<u>31/03/2017</u>
2017	Rs.36000000/-	31/03/2017

M/s. Panchala Builders & Developers it's through Partner Laljibhai Panchala and other

To

DSB Bank Ltd through Partner Shankar Sivaraman Iyer

Schedule: 'A' and 'B' Wing, in the Building known as **"Shree Krishna Residency"**, constructed on the land bearing **Gat No. 69, Hissa No. 1, 2, 3 & Gat No. 70, Hissa No. 1A**, lying and being situated at Village **Valivali**, Taluka **Ambernath** and District **Thane**. Admeasuring area 2260.00 sq. mtr.



Head Office Address: B-104, Mangalya Bldg., Near Marol Metro Station, Hotel leafio Marigold, Andheri (E), Mumbai – 400059; Website: - <https://lawveritaswest.in/>.
Branch offices at: Thane, Navi Mumbai, Pune, Bengaluru, Delhi.;

2018 – NIL

2019 – NIL

2020 – NIL

2021 – Entry Found

UHN-2-12459	Reconveyance Deed	24/08/2021
-------------	-------------------	------------

2021	Rs.0/-	24/08/2021
------	--------	------------

M/s. Panchala Builders & Developers it's through Partner Sahil Laljibhai Panchala and other

To

DSB Bank Ltd., through Partner Jayakumar Choubey

Schedule: 'A' and 'B' Wing, in the Building known as “**Shree Krishna Residency**”, constructed on the land bearing **Gat No. 69, Hissa No. 1, 2, 3 & Gat No. 70, Hissa No. 1A**, lying and being situated at Village **Valivali**, Taluka **Ambernath** and District **Thane**. Admeasuring area 2260.00 sq. mtr.

2022 – NIL

2023 – Entry Found

THN-12-1805	Sale Deed	06/02/2023
-------------	-----------	------------

2023	Rs.2500000/-	07/02/2023
------	--------------	------------

Balaram Chanda Ambekar

To

Kailas Rmchandra Yendarkar and other

Schedule: 1) Land bearing **Gat No. 69/2**, lying and being situated at Village **Valivali**, Taluka **Ambernath** and District **Thane**. Admeasuring area 0.0670 H.R.

2) Land bearing **Gat No. 69/3**, lying and being situated at Village **Valivali**, Taluka **Ambernath** and District **Thane**. Admeasuring area 0.0400 H.R.

2024 – NIL

2025 – Entry Found

UHN-2-9111	Conveyance Deed	18/06/2025
------------	-----------------	------------

2025	Rs.0/-	19/06/2025
------	--------	------------

M/s. Panchala Builders & Developers it's through Partner Sahil Laljibhai Panchala and other

To



Head Office Address: B-104, Mangalya Bldg., Near Marol Metro Station, Hotel leafio Marigold, Andheri (E), Mumbai – 400059; Website: - <https://lawveritaswest.in/>
Branch offices at: Thane, Navi Mumbai, Pune, Bengaluru, Delhi;

Shri Krishna Residency Co-operative Housing Societies Federation Limited through Chairman Sarojkumar
Amiya Kumar Mittar and other

Schedule: 1) Land bearing **Gat No. 70/1**, lying and being situated at Village **Valivali**, Taluka **Ambernath** and District **Thane**. Admeasuring area 0.2020 H.R.

2) Land bearing **Gat No. 69/3/A**, lying and being situated at Village **Valivali**, Taluka **Ambernath** and District **Thane**. Admeasuring area 17.90 sq. mtr.

3) Building known as “**Shree Krishna Residency**”, constructed on the land bearing **Gat No. 69/2**, lying and being situated at Village **Valivali**, Taluka **Ambernath** and District **Thane**. Admeasuring area 38.80 sq. mtr.

4) Building No. 2 and other, in the Building known as “**Shree Krishna Residency**”, constructed on the land bearing **Gat No. 69/1**, lying and being situated at Village **Valivali**, Taluka **Ambernath** and District **Thane**. Admeasuring area 0.0100 H.R.

2026 – NIL/ SRO RECORDS ARE NOT READY

NOTE: - Kindly note that, This search report Is subject to the torn and mutilated record, unready and unavailable record, and available records in the office, Withdrawal for register of certain years for binding and re-writing (Date Entry) by the office and the computer records are not maintained properly and at the time of search some Index II are not found also **NOI filled using citizen log in is not updated in search record, hence the online NOI not shown during public search** and I am not responsible and/or liable for unavailable records or entries as on date of search.

PART V: OTHER PROVISIONS:

- 5.1** Whether provisions of urban land ceiling act are applicable? **Freehold Land.**
- 5.2** Whether any property/ies intend to be given as security is subject to any minor's claim/share? **No.**
- 5.3** Whether the property is affected by any revenue and tenancy regulations; if yes then to what extent? **No, as per documents provided to us..**
- 5.4** Whether the user land has been converted into Non-Agricultural for Residential use by the order of the competent Authority **District Collector of Thane has issued N. A. Order bearing No. MAHSUL/K-1/T-14/NP/SR-51/2011 dated 11/05/2011 in respect of the Said Land for purpose of Residential & Commercial use .**
- 5.5** Whether up to date tax/land revenue has been paid in respect of the property? **Awaited**
- 5.6** Whether all original documents for last 13/30 years have been scrutinized; if not give reasons? **Not required, please refer at the time of Vetting.**
- 5.7** Whether required documents are available for creating mortgage? **Yes, as per documents provided to us**
- 5.8** Whether all the previous owners of the property had the right and competency to transfer the property? **Yes, as per documents provided to us**
- 5.9** Whether the proposed mortgage by deposit of title deeds is possible? **Yes, if EM suggested.**
- 5.10** What is the tenure of the land; if it is leased? **Freehold Land.**
- 5.11** Whether the land is Adivasi (tribal) land? **No, as per documents provided to us**
- 5.12** Whether the land /property are joint family property? **No, as per documents provided to us**
- 5.13** Whether SARFAESI Act applicable? **Yes, as per documents provided to us**



Head Office Address: B-104, Mangalya Bldg., Near Marol Metro Station, Hotel leafio Marigold, Andheri (E), Mumbai – 400059; Website: - <https://lawveritaswest.in/>.
Branch offices at: Thane, Navi Mumbai, Pune, Bengaluru, Delhi.;

- 5.14** Is land/property/flat being subject to any reservations /acquisitions/requisitions? **No. As per documents submitted before us.**
- 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? **No, as per documents provided to us**
- 5.16** Whether the said POA holder has/had authority to sell the property under POA? **No, as per documents provided to us.**
- 5.17** Whether POA as recorded in 5.15 is registered? **Not Applicable**
- 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?
NOC for Mortgage issued by the Society in favor of ICICI HFC.
- 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 **Not Applicable**
- 5.20** Whether Search Report is obtained and submitted? **Search Report Attached.**
Search Report Details: - Receipt no: 1115365842
Search Conducted Years: From 2014 to 2026
Name of the Advocate / Searcher: Indus Legal
Search Report Date: 18/08/2026
Note: Clear Search

PART VI: CERTIFICATE:

In view of the foregoing, and in light of what is discussed above and subject to the observations and conditions made by us herein and Clear Search report, we certify that the title deeds intended to be deposited, relating to the Said Property and offered as security by way of **Equitable mortgage** and the documents of title referred to above are 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 on execution of draft agreement for sale, **Mr. Piyush Gokul Patil & Mrs. Kalpana Gokul Patil** will derive a valid, clear, marketable and unencumbered title in the Said Property/ies stated above.

Subject to appropriate loan documentations, the mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co borrower **Mr. Piyush Gokul Patil & Mrs. Kalpana Gokul Patil** 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 disbursement of loan/at the time of disbursement of the loan: -

1. Original Registered Agreement for Sale dated 03/09/2011 bearing No. UHN -2 /9015/2011 executed by M/s Panchala Builders & Developers through its Partner Mr. Sahil Laljibhai Panchala in the favor of Mr. Sunil Sadabrij Yadav along with RR, SDR and Index 2.
2. Original Registered agreement for Sale to be executed by Mr. Sunil Sadabrij Yadav in the favour of Mr. Piyush Gokul Patil & Mrs. Kalpana Gokul Patil along with RR, SDR and Index 2.



Head Office Address: B-104, Mangalya Bldg., Near Marol Metro Station, Hotel leafio Marigold, Andheri (E), Mumbai – 400059; Website: - <https://lawveritaswest.in/>.
Branch offices at: Thane, Navi Mumbai, Pune, Bengaluru, Delhi.;

3. Original Share Certificate issued by Society in the favor of Current Owner.
4. Original NOC for Mortgage issued by Society in favour of **ICICI Home Finance Limited**.

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

1. Original **Notice of Intimation** to Sub- Registrar, intimating the equitable Mortgage in favor of **ICICI HFC**.

REMARKS (if any): -

Note:

1. We have not examined whether there is any litigation or dispute in respect of the said property, as it is out of the scope of our work.
2. The inspection of index records as being made available at the office of concerned sub-registrar, are normally incomplete, scattered in nature & manually managed, due to which it is impossible to find out other registered entries (if any) related to the said property.
3. Please note our report is based on the representations made in the photocopies of the documents submitted by you and translation (if any in vernacular language) to the best of efforts, however, no separate verification of original documents is carried out and no responsibility is taken for any false statements, misrepresentations or submission made in the documents submitted or for fraudulent documents submitted by the borrower. Also, the documents perused do not reflect any violations of any of the present statutes or do not demonstrate any irregularities in respect thereof. Your empaneled Technical Team to verify & certify that the building containing the 'Said Property' is constructed/ completed in accordance with requisite permissions and approvals from all concerned authorities.
4. As desired, the documents as received are returned herewith.
5. Should you desire any further information and/or clarification please do revert to us.

Thanking you,

For Law Veritas West

Shivani Digitally signed
by Shivani

Krishna Krishna Patil
Patil Date: 2026.08.19
10:46:30 +05'30'

Authorized Signatory
Advocates and Legal Consultants