



LEGAL SCRUTINY REPORT

LAN No: 7792120193

Report status – Positive Date: 08/09/2026

To
Branch Manager ICICI Home Finance,

Thane Branch

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file: Foram janputran

• **PART I: PROPERTY DETAILS:**

1. **Name of the Applicant/Borrower/s:** Foram janputran
2. **Name of the Co-applicant/s: (if any):**
3. **Type of Loan:** Resale
4. **Purpose of Loan:** - Home Purchase
5. **Name of the Property Owner/s:** Mr. Mukesh Pukhraj Jain, Mrs. Bhagyawati Mukesh Jain, and Mr. Pratik Mukesh Jain
6. **Description of the Property:**

All that piece and parcel of self-contained Flat No. 1401, admeasuring 300 Sq. Ft. Carpet Area (equivalent to 27.88 sq. meters carpet area), situated on the 14th Floor of the building known as "LEELA TARA", constructed on land bearing Cadastral Survey No. 2240 of Bhuleshwar Division, Block No. 66, Sitaram Poddar Marg, Fanaswadi, Kalbadevi, Mumbai 400002, within the limits of Mumbai Municipal Corporation, assessed under 'C' Ward Nos. 4719(1), 4719(2) and Street Nos. 70 and 70A. The land bearing Cadastral **Survey No. 2240** originally admeasured 421.41 sq. meters, out of which an area admeasuring 66.07 sq. meters has been taken by MCGM for set back, leaving a balance area of 355.34 sq. meters.

Boundaries of Land:

East	NA
West	NA
North	NA
South	NA

7. **Nature/Status of the Property:** Freehold

8. **Type of Property:** Flat

• **PART II: LIST OF DOCUMENTS SUBMITTED BEFORE ME/US FOR SCRUTINY AND LEGAL OPINION:**

1. Photocopy of Agreement for Sale dated 29/05/2017 registered vide Document No. 3660/2017 at Sub-Registrar Mumbai City 4, executed by Pooja Rajesh Kothari in favour of Mr. Mukesh Pukhraj Jain, Mrs. Bhagyawati Mukesh Jain, and Mr. Pratik Mukesh Jain.
2. Photocopy of Agreement for Allotment of Permanent Alternate Residential Premises dated 15th April 2017 registered vide Document No. 5183/2017.
3. Photocopy of Letter of Allotment dated 20-04-2017 from Sakaar Developers to Pooja Rajesh Kothari.



4. Photocopy of No Objection Certificate for Sale dated 23/05/2017 from Sakaar Developers to Pooja Rajesh Kothari.
5. Photocopy Share Certificate 27-06-2021 issued by LEELA TARA CO-OPERATIVE HOUSING SOCIETY LTD dated 27-06-2021, in the name of Shri. Mukesh Pukhraj Jain, Smt. Bhagyawati Mukesh Jain, Shri. Pratik Mukesh Jain.
6. Photocopy of Commencement Certificate 11/06/2013 issued by Municipal Corporation of Greater Mumbai with extensions.
7. Photocopy of MHADA No Objection Certificate dated 11 AUG 2011 in favor of Sakaar Developers.

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

1. That the land bearing Cadastral Survey No. 2240 of Bhuleshwar Division, originally admeasuring 421.41 sq. meters (out of 504.00 sq. yards) and known as 'Laxmi Bhavan', was owned by **M/s Sakaar Developers (as evidenced by CTS)**
2. That it is seen that the Municipal Corporation of Greater Mumbai issued a **Commencement Certificate** dated 11/06/2013, to M/s Sakaar Developers.
3. That after obtaining permission from concern authority developer has constructed a building on said land property known as **LEELA TARA**.
4. That that M/s Sakaar Developers executed an **Agreement for Allotment of Permanent Alternate Residential Premises** dated 15/04/2017 which is registered vide Document No. 5183/2017 at Sub-Registrar Mumbai City 2 in favor of **Pooja Rajesh Kothari**, whereby Flat No. 1401, 14th Floor, admeasuring 300 sq. ft. carpet area, in the newly constructed "Leela Tara" building was allotted to Pooja Rajesh Kothari as permanent alternative accommodation on ownership basis, in lieu of her old premises, Room No. 22, First Floor, Laxmi Bhavan.
5. That **M/s Sakaar Developers issued a Letter of Allotment dated 20/04/2017 to Pooja Rajesh Kothari**, formally allotting Flat No. 1401 on the 14th Floor, admeasuring 27.88 sq. meters carpet area (300 sq. ft.), in the "Leela Tara" building.
6. That M/s Sakaar Developers issued a **No Objection Certificate** for Sale dated 23/05/2017 to Pooja Rajesh Kothari, granting permission for the sale of Flat No. 1401, 14th Floor, Leela Tara, to Mr. Mukesh Pukhraj Jain, Mrs. Bhagyawati Mukesh Jain, and Mr. Pratik Mukesh Jain, stating that all maintenance dues were clear.
7. That Pooja Rajesh Kothari (Seller) executed an Agreement for Sale dated 29/05/2017 (registered vide Document No. 3660/2017 at Sub-Registrar Mumbai City 4 on 29/05/2017) in favor of **Mr. Mukesh Pukhraj Jain, Mrs. Bhagyawati Mukesh Jain, and Mr. Pratik Mukesh Jain** for the said Flat No. 1401, 14th Floor, Leela Tara.
8. It is seen that the **Leela Tara Co-operative Housing Society Ltd. (registered on 19/06/2020)** issued **Share Certificate** No. 040, dated 27/06/2021, to Mr. Mukesh Pukhraj Jain, Smt. Bhagyawati Mukesh Jain, and Shri. Pratik Mukesh Jain for 10 fully paid up shares (numbered 391-400), confirming their registered holding and ownership of Flat No. 1401 in the said society
9. It is seen that **Mr. Mukesh Pukhraj Jain, Mrs. Bhagyawati Mukesh Jain, and Mr. Pratik Mukesh Jain intend to sell the said flat to** Forum Janputran vide Agreement to sell which is yet to be executed and registered
10. **And now Forum janputran intends to avail loan from ICICI HFC.**

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

• **PART V: OTHER PROVISIONS:**

- 1.1 Whether provisions of urban land ceiling act are applicable? NA
- 1.2 Whether any property/ies intend to be given as security is subject to any minor's claim/share? NO
- 1.3 Whether the property is affected by any revenue and tenancy regulations; if yes then to what extent? NO
- 1.4 Whether the user land has been converted into Non-Agricultural for Residential use by the order of the competent Authority? YES

- 1.5 Whether up to date tax/land revenue has been paid in respect of the property? YES
- 1.6 Whether all original documents for last 13/30 years have been scrutinized; if not give reasons? YES
- 1.7 Whether required documents are available for creating mortgage? YES
- 1.8 Whether all the previous owners of the property had the right and competency to transfer the property? YES
- 1.9 Whether the proposed mortgage by deposit of title deeds is possible? YES
- 1.10 What is the tenure of the land; if it is leased? __years (remaining period)
- 1.11 Whether the land is Adivasi (tribal) land? NO
- 1.12 Whether the land /property are joint family property? NO
- 1.13 Whether SARFAESI Act applicable? YES
- 1.14 Is land/property/flat being subject to any reservations /acquisitions/requisitions? NO
- 1.15 Whether the property has been transferred by a power of attorney (POA) holder of the original landowner in favor of the loan applicant? NO
- 1.16 Whether the said POA holder has/had authority to sell the property under POA? NO
- 1.17 Whether POA as recorded in 5.15 is registered? NO
- 1.18 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 NO SOCIETY NOC
- 1.19 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 SOCIETY NOC
- 1.20 Whether Search Report is obtained and submitted? YES
Search Report Details: - **E Challan/GRN No. Challan/GRN No MH009841017202627E Dated-08/09/2026**
Search Conducted Years:13 years
- 1.21 Name of the Advocate / Searcher: **ADV RASHMI SINGH AND ASSOCIATES** Search Report Date:
Note:
- 1.22 Whether EC is obtained? NO EC Details: - No. of Years EC Obtained: Any Encumbrance to Specify: EC Applied By:

• **PART VI: CERTIFICATE:**

In view of the foregoing, I/We certify that the title deeds intended to be deposited, relating to the property and offered as security by way of registered/equitable mortgage and the documents of 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 registered/equitable mortgage.

I/We further certify that **Foram Janputran**, has/would derive a valid, clear, marketable and unencumbered title in the property/ies stated above. Only upon execution of Agreement to sale in His favour The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower/ Co-borrower **Foram Janputran**.



The following original documents to be collected by ICICI HFC for creation of registered/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 Agreement to sale executed by Mr. Mukesh Pukhraj Jain, Mrs. Bhagyawati Mukesh Jain, and Mr. Pratik Mukesh Jain in favor of Forum Janputran Along with Index II and RR
 2. Original Registered Agreement for Sale dated 29/05/2017 registered at Sub-Registrar Mumbai City 4 as Document No. 3660/2017 executed by Pooja Rajesh Kothari in favor of Mr. Mukesh Pukhraj Jain, Mrs. Bhagyawati Mukesh Jain, and Mr. Pratik Mukesh Jain Along with Index II and RR
 3. Original Registered Agreement for Allotment of Permanent Alternate Residential Premises dated 15/04/2017 registered vide Document No. 5183/2017 at Sub-Registrar Mumbai City 2 executed by M/s Sakaar Developers in favor of Pooja Rajesh Kothari
 4. Original Letter of Allotment dated 20/04/2017 executed by M/s Sakaar Developers in favor of Pooja Rajesh Kothari
 5. Original Share Certificate.
 6. Original Mortgage NOC issued by society in favor of ICICI HFC
 7. Copy of Maintenance Bill
 8. Copy of Property Tax Paid Receipt
 9. Copy of Electricity Bill
- **Following documents are required post disbursal: (ifany):**

Yours Faithfully,

Singh
Rashmi

Digitally signed by
Singh Rashmi
Date: 2026.09.08
17:56:00 +05'30'

Adv Rashmi Singh and Associates

**ICICI HOME FINANCE LIMITED****SEARCH REPORT****LAN No: 7792120193****Dated: 08/09/2026****Description of Property:**

All that piece and parcel of self-contained Flat No. 1401, admeasuring 300 Sq. Ft. Carpet Area (equivalent to 27.88 sq. meters carpet area), situated on the 14th Floor of the building known as "LEELA TARA", constructed on land bearing Cadastral Survey No. 2240 of Bhuleshwar Division, Block No. 66, Sitaram Poddar Marg, Fanaswadi, Kalbadevi, Mumbai 400002, within the limits of Mumbai Municipal Corporation, assessed under 'C' Ward Nos. 4719(1), 4719(2) and Street Nos. 70 and 70A. The land bearing Cadastral **Survey No. 2240** originally admeasured 421.41 sq. meters, out of which an area admeasuring 66.07 sq. meters has been taken by MCGM for setback, leaving a balance area of 355.34 sq. meters.

Mortgagors / Proposed Owners: foram janputran

THIS IS TO CERTIFY THAT I have caused to be taken search of the Index II pertaining to the office of **Sub-Registrar Mumbai** for the last 13 years on the date of Search Receipt, however conducting manual search in all registration offices is not within our scope and ambit

Year	Entries Found in search
2013	No Additional Entries Found in Search
2014	No Additional Entries Found in Search
2015	No Additional Entries Found in Search
2016	No Additional Entries Found in Search
2017	1) Agreement dated 29/05/2017 registered at Co-operative Housing Society Mumbai City 4 as Document no 3660 executed by Puja Rajesh Kothari in favor of Pratik Mukesh Jain, Bhagyavati Mukesh Jain, Mukesh Pukhraj Jain 2) Alternative venue agreement dated 15/04/2017 registered at Co-operative Housing Society Mumbai City 2 as Document no. 5183 executed by Rajesh Tarachand Kothari, Partner of M/s Sakar Developers in favor of Pooja Rajesh Kothari
2018	No Additional Entries Found in Search
2019	No Additional Entries Found in Search
2020	No Additional Entries Found in Search
2021	No Additional Entries Found in Search
2022	1) transfer letter dated 13/07/2022 registered at Co. D.N.Mumbai as Document no. 9481 executed by Rakeshtarachandkothari, Partner of M/s Sakar Developers", "Jayeshtarachandkothari, Partner of M/s Sakar Developers in favor of Secretary of Leela Tara Co-operative Housing Society Limited Sukanraj Bhikamchand Jain", "Chairman of Leela Tara Co-operative Housing Society Limited Purushottam Jagannath Kirdat", "Treasurer of Leela Tara Co-operative Housing Society Limited Suresh Kumar Sesmalji Soni"



2023	No Additional Entries Found in Search
2024	No Additional Entries Found in Search
2025	No Additional Entries Found in Search
2026	No Additional Entries Found in Search

Attached the Govt. Fees paid vide E **Challan/GRN No. MH009841017202627E Dated-08/09/2026** conducting manual search in all the cases are not possible hence online entry verified by paid challan and data captured as per the entries available

During online search on IGR site, we have found all above entries in the name of Promoters, and we have not found any encumbrance on the aforesaid property.

Place: Thane/Nashik/Pune

Singh
Rashmi
Yours Faithfully,
Digitally signed
by Singh Rashmi
Date: 2026.09.08
17:56:15 +05'30'

Adv Rashmi Singh and Associates