

LEGAL SCRUTINY REPORT

[Reference Case No. 77000321457]

Application No: 77000351270

Date: 29/09/2026

To,

ICICI Home Finance Ltd.

Vasai.

Dear Sir/Madam,

Legal Scrutiny Report in respect of the case of Mr. Anurag Kumar Ranjaykumar Thakur.

PART I: PROPERTY DETAILS:

1. Name of the Applicant/Borrower/s: Mr. Anurag Kumar Ranjaykumar Thakur.
2. Name of the Co-applicant: Poonam Nageshwar Yadav.
3. Type of Loan: Resale
4. Purpose of Loan: Home Loan
5. Name of the Property Owners: Mrs. Daksha Ashok Sheth & Mr. Vatsal Ashok Sheth.
6. Name of the Proposed Owners: Mr. Anurag Kumar Ranjaykumar Thakur & Poonam Nageshwar Yadav
7. Description of the Property (with Boundaries):
Flat No. 1402, admeasuring 492.56 sq. ft. i.e. 45.76 sq. mtrs. (RERA carpet area) with enclosed balcony admeasuring 34.22 sq. ft. i.e. 3.19 sq. mtrs. and open balcony admeasuring 46.82 sq. ft. i.e. 4.35 sq. mtrs. and open terrace admeasuring 562 sq. ft. i.e. 52.26 sq. mtrs. on the 14th floor, of Wing 'F' of the project known as "Poonam Park View Phase II" in the society known as 'Poonam Park View F, G, H Co – operative Housing Society Ltd.' in the Avenue L-5 constructed on the N. A. land bearing New Survey No. 5, 5B, 5D, 5F & 5G, lying, being and situate at Village Dongare (Narangi), Taluka Vasai and District Palghar ("**said Flat**").
Boundaries- For Flat-Not Applicable
8. Nature / Status of the Property: Freehold.
9. Type of Property: Residential



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

[Photocopies are provided to us]

1. Draft Agreement proposed to be executed between Mrs. Daksha Ashok Sheth & Mrs. Vatsal Ashok Sheth as the “Transferors” and Mr. Anurag Kumar Ranjaykumar Thakur & Poonam Nageshwar Yadav as the “Transferees”;
2. Agreement for Sale dated 23/11/2020 registered with the Joint Sub-Registrar of Assurances Vasai 2 under Serial No. VSI 2 – 11691/2020 executed between Messrs. Poonam Homemaker LLP represented through its Partners Mr. Ashwin Mehta & M/s. Evershine Developers as the “Promoters” and Mrs. Daksha Ashok Sheth & Mrs. Vatsal Ashok Sheth as the “Allottees”.
3. Share Certificate No. 077 dated 27/10/2024 issued by Poonam Park View F, G, H Co – operative Housing Society Ltd. in respect of 10 shares of Rs. 50/- each distinctive nos. 761 to 770 (both inclusive) originally in favour of Mrs. Daksha Ashok Sheth & Mrs. Vatsal Ashok Sheth.
4. Power of Attorney dated 02/12/2015 registered with the Joint Sub-Registrar of Assurances Vasai 2 under Serial No. VSI 2 – 8692/2015 executed by Messrs. Poonam Homemaker LLP represented through its Partners Mr. Ashwin Mehta in favour of Mr. Ganesh R. Patil;
5. 7/12 extract in respect of the land bearing Survey No. 5, Village Dongare (Narangi).
6. Occupancy Certificate dated 24/12/2021 bearing no. VVCMC/TP/O.C/VP – 0453/150/2021 – 2021 – 21 issued by Vasai Virar City and Municipal Council in respect of Residential with Shopline building consisting of Wing F comprising of Stilt/Ground + 14(pt) floors in Avenue L5 and other buildings constructed on the land bearing Survey No. 5, 5B, 5D, 5F & 5G of Village Dongare (Narangi).
7. Revised Development Permission dated 14/05/2018 bearing no. VVCMC/TP/RDP/VP – 0453/0025/2018 – 19 issued by Vasai Virar Municipal Corporation in respect of consisting of Wing F in Avenue L5 comprising of Stilt/Ground + 14 proposed to be constructed on the said Land.
8. Revised Development Permission dated 07/11/2015 bearing no. VVMC/ TP/ RDP/ VP-453/ 262/ 2015-2016 issued by Vasai Virar City Municipal Corporation in respect of consisting of Wing F in Avenue L6 comprising of Stilt/Ground+14 proposed to be constructed on the said Land;
9. Revised Development Permission dated 13/06/2012 bearing no. VVMC/ TP/ RDP/ VP-453/ 071/ 2012-2013 issued by Vasai Virar City Municipal Corporation;
10. Project Registration Certificate dated 22/06/2018 bearing no. P99000016911 issued by the Maharashtra Real Estate Regulatory Authority in respect of Project Known as Poonam Park View Phase II, Plot bearing Survey No. 5, 5B, 5D, 5F & 5G at Vasai – Virar City (M corp) Vasai, Palghar 401303.
11. Certificate of Title dated 04/12/2015 issued by Adv. M. T. Miskita & Co.
12. Society maintenance bill for the Month September 2026 issued by Poonam Park View F, G, H Co – operative Housing Society Ltd. addressed to Mrs. Daksha Ashok Sheth & Mrs. Vatsal Ashok Sheth in respect of the said Flat.



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

From the recitals of Agreement for Sale dated 23/11/2020 provided to us and other documents it appears that –

1. M/s. Enigma Construction Private Limited and M/s. Evershine Developers [now known as Keystone Realtors Private Limited] (**“said Owners”**) are seized and possessed of, or otherwise well and sufficiently entitled to all those contiguous pieces of land bearing Survey No. 5, 5B, 5D, 5F & 5G, lying, being situate at Village Dongare (Dongar Pada) also known as Village - Naringi (**“said Land”**) by virtue of an Agreement dated 13/10/2012 registered with the Sub-Registrar of Assurances Vasai under Serial No. Vasai-2/9924/2012.
2. The said Joint Developers proposed to construct a Residential Cum-Commercial Complex known as “Global City” on the said Land.
3. By a Joint Development Agreement dated 10/06/2015 registered with the Sub-Registrar of Assurances Vasai 2 under Serial No. Vasai 2/4222/2015 and an Additional Joint Development Agreement dated 25/05/2017 registered with the Sub Registrar of Assurances Vasai 2 under Serial No. VSI 2 – 4081/2017 and an and an Additional Joint Development Agreement dated 25/05/2017 registered with the Sub Registrar of Assurances Vasai 2 under Serial No. VSI 2 – 4083/2017, M/s. Evershine Developers granted rights to M/s Poonam Homemaker LLP (**“said Developer”**) to develop the Avenue L-5 and Avenue L-6 on a portion of the said Land upon the terms and conditions mentioned therein. *[Vasmum Note: From the documents provided to us it appears that by an Order dated 07/11/2014 passed by the High Court, Bombay, all the assets and liabilities of Enigma Construction Private Limited vested in Keystone Realtors Private Limited. We are not provided with any agreement executed between the said Developer and Keystone Realtors Private Limited confirming the grant of development rights of Avenue L5]*
4. Revised Development Permission dated 07/11/2015 bearing no. VVMC/ TP/ RDP/ VP-453/ 262/ 2015-2016 was issued by Vasai Virar City Municipal Corporation in respect of consisting of Wing A in Avenue L6 comprising of Stilt/Ground+14 and several other buildings proposed to be constructed on the said Land.
5. The said Developer constructed a building known as “Poonam Park View Phase II” (**“said Building”**) in the Avenue L-5 on the said Land and an Occupancy Certificate dated 24/12/2021 bearing no. VVCMC/TP/O.C/VP – 0453/150/2021 – 2021 – 21 issued by Vasai Virar City and Municipal Council in respect of Residential with Shopline building consisting of Wing F comprising of Stilt/Ground + 14(pt) floors in Avenue L5 and other buildings constructed on the said Land.
6. By an Agreement for Sale dated 23/11/2020 registered with the Joint Sub-Registrar of Assurances Vasai 2 under Serial No. VSI 2 – 11691/2020, the said Promoters along with M/s. Evershine Developers sold the said Flat to Mrs. Daksha Ashok Sheth & Mrs. Vatsal Ashok Sheth upon the terms and conditions mentioned therein.
7. Now, Mr. Anurag Kumar Ranjaykumar Thakur & Poonam Nageshwar Yadav intend to purchase the said Flat from Mrs. Daksha Ashok Sheth & Mrs. Vatsal Ashok Sheth.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

We have been provided with photocopy of the following documents:

1. Draft Agreement proposed to be executed between Mrs. Daksha Ashok Sheth & Mrs. Vatsal Ashok Sheth as the “Transferors” and Mr. Anurag Kumar Ranjaykumar Thakur & Poonam Nageshwar Yadav as the “Transferees”;



2. Agreement for Sale dated 23/11/2020 registered with the Joint Sub-Registrar of Assurances Vasai 2 under Serial No. VSI 2 – 11691/2020 executed between Messrs. Poonam Homemaker LLP represented through its Partners Mr. Ashwin Mehta & M/s. Evershine Developers as the “Promoters” and Mrs. Daksha Ashok Sheth & Mrs. Vatsal Ashok Sheth as the “Allottees”.
3. Share Certificate No. 077 dated 27/10/2024 issued by Poonam Park View F, G, H Co – operative Housing Society Ltd. in respect of 10 shares of Rs. 50/- each distinctive nos. 761 to 770 (both inclusive) originally in favour of Mrs. Daksha Ashok Sheth & Mrs. Vatsal Ashok Sheth.

PART V: OTHER PROVISIONS:

1. Whether provisions of urban land ceiling act are applicable? **As per the documents provided to us, No.**
2. Whether any property/ies intend to be given as security is subject to any minor's claim/share? **As per the documents provided to us, No.**
3. Whether the property is affected by any revenue and tenancy regulations; if yes then to what extent? **As per the documents provided to us, No.**
4. Whether the user land has been converted into Non-Agricultural for Residential use by the order of the competent Authority? **Yes**
5. Whether up to date tax/land revenue has been paid in respect of the property? **Cannot be ascertained.**
6. Whether all original documents for last 13/30 years have been scrutinized; if not give reasons? **No, photocopies are provided to us.**
7. Whether required documents are available for creating mortgage? **No, subject to what is stated herein and receipt of documents mentioned below.**
8. Whether all the previous owners of the property had the right and competency to transfer the property? **Yes, subject to what is stated herein and receipt of documents mentioned below.**
9. Whether the proposed mortgage by deposit of title deeds is possible? **Yes, subject to what is stated herein and receipt of documents mentioned below.**
10. What is the tenure of the land; if it is leased? **Not Applicable. Land is freehold.**
11. Whether the land is Adivasi (tribal) land? **No**
12. Whether the land /property are joint family property? **No.**
13. Whether SARFAESI Act applicable? **Yes.**
14. Is land/property/flat being subject to any reservations /acquisitions/requisitions? **No.**
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.**
16. Whether the said POA holder has/had authority to sell the property under POA? **NA**
17. Whether POA as recorded in 5.15 is registered? **NA**
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- **Permission to mortgage issued by the Society be obtained.**



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. **N.A.**

20. Whether Search Report is obtained and submitted?

Search Report Details: - SRO search report dated 23/09/2026 issued by Rashmi Tank along with eReceipt no. 1115486532 is annexed hereto.

Search Conducted Years: 2014 - 2026

Name of the Search clerk: Rashmi Tank

Search Report Date: 23/09/2026

Note: The SRO report records entries in respect of the land, we are not provided with the copies of such documents as the society is formed. Also, a charge of IIFL Home Finance Ltd. was created over the project in the year 2020 prior to the sale of the said Flat in favour of Mrs. Daksha Ashok Sheth, Mr. Vatsal Ashok Sheth. We are not provided with the NOC for sale issued by IIFL Home Finance Ltd. as the reconveyance deed of the charge of IIFL Home Finance Ltd. are executed and registered later in the year 2021.

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 equitable mortgage.

We further certify that subject to due execution and registration of Mr. Anurag Kumar Ranjaykumar Thakur & Poonam Nageshwar Yadav what is stated herein and technical approval on the building being an authorized construction, Mr. Anurag Kumar Ranjaykumar Thakur & Poonam Nageshwar Yadav may derive a valid, clear, marketable and unencumbered title over the said Flat.

The mortgage if created will be available to ICICI HFCL for the liability of the Borrowers i.e., Mr. Anurag Kumar Ranjaykumar Thakur and & Poonam Nageshwar Yadav.

The following original documents to be collected by ICICI HFCL for creation of Equitable mortgage of the said Flat: -

Following documents needs to be submitted prior to disbursal of loan/at the time of disbursement of the loan: -

1. Original Agreement executed between Mrs. Daksha Ashok Sheth & Mrs. Vatsal Ashok Sheth as the "Transferors" and Mr. Anurag Kumar Ranjaykumar Thakur & Poonam Nageshwar Yadav as the "Transferees" registered with the local sub registrar of assurances along with original registration receipt and Index II;
2. Original Agreement for Sale dated 23/11/2020 registered with the Joint Sub-Registrar of Assurances Vasai 2 under Serial No. VSI 2 – 11691/2020 executed between Messrs. Poonam Homemaker LLP represented through its Partners Mr. Ashwin Mehta & M/s. Evershine Developers as the "Promoters" and Mrs. Daksha Ashok Sheth & Mrs. Vatsal Ashok Sheth as the "Allottees" alongwith original registration receipt, payment receipt and Index-II.



3. Original Share Certificate No. 077 dated 27/10/2024 issued by Poonam Park View F, G, H Co – operative Housing Society Ltd. in respect of 10 shares of Rs. 50/- each distinctive nos. 761 to 770 (both inclusive) originally in favour of Mrs. Daksha Ashok Sheth & Mrs. Vatsal Ashok Sheth and endorsed in the name of Mr. Anurag Kumar Ranjaykumar Thakur & Poonam Nageshwar Yadav.
4. Original Permission to Mortgage issued by issued by Poonam Park View F, G, H Co – operative Housing Society Ltd. addressed to ICICI HFCL in respect of the said Flat and further confirming the details of the land and whether the land is conveyed in favour of the society.
5. Photocopy of occupancy certificate issued by competent authority in respect of the said Building.
6. Photocopy of latest utility bills/receipts i.e., electricity, society maintenance, property tax in respect of the said Flat.

Following documents are required post disbursal: -

1. Notice of Intimation filed with the local Sub Registrar of Assurances in respect of charge over the said Flat.

QUALIFICATIONS AND ASSUMPTIONS:

This Report is given subject to the following qualifications:

1. We have presumed that the document as shown to us are true copies of original and final and have not been further amended or modified in any manner.
2. Save and except the documents mentioned in Part II (List of documents provided) we have not been provided with any other documents
3. This opinion does not extend to any oral amendment (s) of any term of the aforementioned document, which may be amended orally by the parties and substantiated by their conduct despite provisions in the aforementioned document to the contrary;
4. This opinion does not cover any discussion on any Litigation, suits etc. filed in any Court in respect of the said Property.
5. It may be pertinent to note that searches at the office of the Sub-Registrar of Assurance are based on Encumbrances Certificate / report, annexed with this report, in respect of searches carried out by the professional team at the office of Sub-Registrar and we solely rely upon the same.
6. We have relied on the copy of building permissions/approvals i.e., occupancy / commencement certificate, if any provided to us. However, technical team to check and confirm the building is an authorized construction and the unit/ flat/shop forms part of the same. The technical team to take physical inspection of the property and verify the plans/approvals/ permissions.
7. We have not been instructed to issue any Public Notice in any newspaper in respect of said Property.
8. This opinion is solely for the benefit of the addressee and may be relied upon by potential syndicate lenders and can be shared with them for advisory purpose only. However, the same is not referred to and relied upon by any other person Whomsoever without our written consent.
9. Please note that our scope of services excludes any physical inspection of the said Flat/ Gala and our report is based on examination of document and these searches carried out on the title. It is recommended that the physical possession of said Property is verified.
10. In case of under construction projects, share certificate and occupation certificate must be deposited as and when received.



11. Unless specifically required by the Client and agreed by us we express no opinion/ view on consumed, current or potential user, zoning, reservations, development and F.S.I sanctioned/consumed related approvals including environmental sanction pertaining to the said Property which should form part of valuer/ architect's report.

It may be noted that we have not commented upon the title of the developer/ Land in respect of the said Property.

Place: Vasai.

Date: 29th September, 2026

Valentina

Kishor George

Digitally signed by
Valentina Kishor
George
Date: 2026.09.29
21:02:20 +05'30'

For Manish N. Rajani

Managing Partner

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