



FLAIRNETIC ADVOCATES

Office No.1A, Third Floor, Kalyani Capital Building, CTS No. 554, N.C.Kelkar Marg, Narayan Peth, Pune 411030
Mobile: 7391000239 and 9890999500, Email:ddnyanada@yahoo.com

Ref / Application No. 77000344294

Date: 08/09/2026

LEGAL SCRUTINY REPORT

To,
ICICI HFC Ltd.,
Shivaji Nagar, Pune-05,

Dear Sir/ Madam,

Legal Scrutiny Report in respect of the File of MR. SAMEER NASHIRODDIN SHAIKH.

PART I: PROPERTY DETAILS:

1. Name of the Applicant/Borrower/s: **MR. SAMEER NASHIRODDIN SHAIKH.**
2. Name of the Co-applicant/s: (If any): **MR. NASHIRODDIN SHAIKH**
3. Type of Loan: Home Loan- Resale
4. Purpose of Loan: HL-Residential Purchase
5. Name of the Mortgagor: **MR. SAMEER NASHIRODDIN SHAIKH**
6. Name of the Present Owner: **MR. SHIVAJI SANTU POL AND MRS. MAYA SHIVAJI POL.**
7. Description of the Property (With Boundaries):

All the Piece and Parcel of Property being Flat NO. 610 on 6th Floor, carpet area admeasuring 46.95 sq. Mts., along with attached balcony at eye-level/dry/open balcony admeasuring 7.03 sq. Mtrs. In Phase/wing No. "B", in the Project known as "EXCELLAA FLORENCE 1", Constructed on a land bearing Gat No. 148/1, 149, 150, 151, 152, and 254, Situated at Village- Pirangut, Taluka -Mulshi, District Pune and within the limits of PMRDA (Herein referred as Said unit/flat/ Property).
8. Nature/ Status of the Property: **Freehold**
9. Type of Property: **Residential**

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



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1. Draft of Assignment Deed to be executed between Mr. Shivaji Santu Pol and Mrs. Maya Shivaji Pol (therein referred as Assignors) and Mr. Sameer Nashiroddin Shaikh (therein referred as Assignee).
2. Copy of Agreement for Sale dated 02/01/2023 (reg. No. MLS-02/ 23/2023) executed between M/s. Kallyaanee Fortune Properties through its partner Mr. Kishore Bhurmal Jain and other (therein referred as Promotors) and Mr. Shivaji Santu Pol and Mrs. Maya Shivaji Pol (therein referred as Purchaser) and Smt. Vimal Tukaram Pawale and others (therein referred as Consenting party).'
3. Copy of RERA Registration Certificate dated 13/09/2021 bearing No. P52100030786, of **"EXCELLAA FLORENCE 1"**
4. Copy of Commencement Certificate dated 30/08/2021 bearing No. BMU/Mau.Pirangut/Tahsil. Mulshi.Gat NO. 148/1 and others/Pra.kra.325/18-19 issued by PMRDA.
5. Copy of N.A. order dated 11/05/2021 bearing NO. Mulshi/NA/SR/51/2020 issued by Collector.
6. Copy of Completion certificate dated 09/06/2026 bearing No. DP/BMU/ Mau. Pirangut/tahsil-Musli/Gat No. 148/1 and others/Approval NO. PMRDA/PO/2026/APL/00167/proposal code : PMRDA-26-Entry -32508 issued by PMRDA. **[for A and B wing]**

NARRATION OF TITLE FLOW:

1. We have perused the aforesaid documents and we find Smt. Vimal Tukaram Pawale and others were the owners of land admeasuring 26040 sq. Mts. bearing Gat No. 148/1, 149, 150, 151, 152, and 254, Situated at Village- Pirangut, Taluka -Mulshi, District Pune and within the limits of Pune Municipal Corporation (**Said Land**).
2. We find that thereafter vide various Development Agreement and sale Deed Smt. Vimal Tukaram Pawale and others granted development rights in respect of Said Land in favor of M/s. Kallyaanee Fortune Properties and also executed Power of Attorney in its favor as follows:



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Gat NO.	Name of the Vendor/Land OWNERS	Documents Name and NO.
149	Mr. Balasaheb Pawale & Others	Sale Deed dated 22/01/2015 (reg. NO. 735/2015).
254	Mr. Natha Pandit Raut	Sale Deed dated 23/02/2015 (reg. NO. 1701/2015).
254	Mr. Natha Pandit Raut	Sale Deed dated 02/06/2015 (reg. NO. 1582/2015)
148/1	Smt. Vimal Tukaram Pawale & Others	Development Agreement dated 16/03/2015 (reg. NO. 2348/2015)
149	Mr. Natha Pandit Raut	Development Agreement dated 14/05/2015 (reg. No. 1583/2015)
149	Mr. Shivaji Sattu Pawale & Others	Development Agreement dated 13/03/2015 (reg. NO. 2312/2015)
150	Mr. Shivaji Sattu Pawale & Others	Development Agreement dated 13/03/2015 (reg. No. 2321/2015)
151	Mr. Namdev Nivrutii Nikate & Others	Development Agreement dated 23/03/2015 (reg. No. 1119/2015)
152	Smt. Dhondabai Nathu Nikate & Others	Development Agreement dated 12/12/2020 (reg. No. 7037/2020)
254	Mrs. Sangeeat Shrikant Kelkar & Others	Development Agreement dated 13/03/2015 (reg. No. 2309/2015)
254	Mr. Namdev Nivrutti Pawale & Others	Development Agreement dated 13/03/2015 (reg. NO. 2324/2015)

3. We find that thereafter, M/s. Kallyaanee Fortune Properties, have subdivided the said Land into Two Parts, i.e., Plot No 1 area is admeasuring 1275.08 sq. mtrs and Plot No 2 area is admeasuring 19434.97 sq. mtrs.
4. We find that thereafter by obtaining all requisite permissions from competent authority, M/s. Kallyaanee Fortune Properties constructed Building on Land



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admeasuring 20710.38 sq. Mts., out of said Land under name & styled as **“EXCELLAA FLORENCE 1”**.

5. We find that said Project is registered vide RERA Registration Certificate dated 13/09/2021 bearing No. P52100030786 and the registration is valid till 31/12/2028.
6. We find that thereafter vide Agreement for Sale dated 02/01/2023 (reg. No. MLS-02/ 23/2023) Mr. Shivaji Santu Pol and Mrs. Maya Shivaji Pol purchased Flat NO. 610 on 6th Floor, carpet area admeasuring 46.95 sq. Mts., along with attached balcony at eye-level/dry/open balcony admeasuring 7.03 sq. Mtrs. In Phase/wing No. “B”, in the Project known as “EXCELLAA FLORENCE 1”, Constructed on a land bearing Gat No. 148/1, 149, 150, 151, 152, and 254, Situated at Village- Pirangut, Taluka -Mulshi, District Pune and within the limits of Pune Municipal Corporation (**said flat**) from M/s. Kallyaanee Fortune Properties through its partner Mr. Kishore Bhurmal Jain and other with the consent of Smt. Vimal Tukaram Pawale and others.
7. We find from Draft of Assignment Deed that Mr. Sameer Nashiroddin Shaikh intends to purchase said flat from Mr. Shivaji Santu Pol and Mrs. Maya Shivaji Pol.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

1. Draft of Assignment Deed to be executed between Mr. Shivaji Santu Pol and Mrs. Maya Shivaji Pol (therein referred as Assignors) and Mr. Sameer Nashiroddin Shaikh (therein referred as Assignee).
2. Copy of Agreement for Sale dated 02/01/2023 (reg. No. MLS-02/ 23/2023) executed between M/s. Kallyaanee Fortune Properties through its partner Mr. Kishore Bhurmal Jain and other (therein referred as Promotors) and Mr. Shivaji Santu Pol and Mrs. Maya Shivaji Pol (therein referred as Purchaser) and Smt. Vimal Tukaram Pawale and others (therein referred as Consenting party).'
3. Copy of Commencement Certificate dated 30/08/2021 bearing No. BMU/Mau.Pirangut/Tahsil. Mulshi.Gat NO. 148/1 and others/Pra.kra.325/18-19 issued by PMRDA.



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4. Copy of N.A. order dated 11/05/2021 bearing NO. Mulshi/NA/SR/51/2020 issued by Collector.
5. Copy of Completion certificate dated 09/06/2026 bearing No. DP/BMU/ Mau. Pirangut/tahsil-Musli/Gat No. 148/1 and others/Approval NO. PMRDA/PO/2026/APL/00167/proposal code : PMRDA-26-Entry -32508 issued by PMRDA.
[for A and B wing]

PART V: OTHER PROVISIONS:

- 5.1. Whether Provisions of Urban Land Ceiling act are applicable? N.A.
- 5.2. Whether any property/ies intends 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
- 5.4. Whether the user Land has been converted into Non-Agricultural for Residential use by the order of competent authority? N.A
- 5.5. Whether up to date tax/Land revenue has been paid in respect of the Property? N.A
- 5.6. Whether all original Documents for Last 13 years have been scrutinized; if not give reason? Yes
- 5.7. Whether required documents are available for creating mortgage? Yes
- 5.8. Whether all the previous owners of the property had the right and competent to transfer the property? Yes
- 5.9. Whether the proposed mortgage by deposit of title deeds is possible? Yes
- 5.10. What is the tenure of the Land; if it is Leased? N.A.
- 5.11. Whether the Land is Adivasi (tribal) Land? N.A.
- 5.12. Whether the Land/ Property are Joint Family Property? N.A.
- 5.13. Whether SARFAESI act applicable? yes
- 5.14. Is Land/Property/ Flat being Subject to any Reservations/ acquisitions/ requisitions? No
- 5.15. Whether the property has been transferred by a Power of Attorney (POA) holder of the Original Landowner in Favor of the loan application? No
- 5.16. Whether the said POA holder has/ Had authority to Sell the Property under POA? N.A.



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- 5.17. Whether POA as recorded in 5.15 is Registered? N.A.
- 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 N.A. Order issued by collector of a Concern district or Residential Zone 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 to obtained such permission; and any premium payable to the Authority upon such transfer: **Builder NOC**
- 5.20. Whether Search Report is obtained and submitted? YES

Search Report Details:

SearchConductedYears:13 years (from 2014 to 2026)

Name of the Advocate/Searcher: Adv. Dnyanada Dangal

Search Report Date: 07/09/2026

Note: We have conducted the online search for the said property on the 'igrmaharashtra.gov.in' site for the period of last 13 years vide Challan no. MH009553732202627U and Receipt no.: 1115433434 **dated 07/09/2026** All the registered transactions related to flow of title is reflected during the Search.

We have not come across any adverse entry during our Search as per the record available on the said site

- 5.21. Whether EC is obtained? NO

EC Details:

NO. of Years EC obtained: NA

Any Encumbrance to Specify: NA

EC Applied by:NA



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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 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.

1. I/We further clarify that **MR. SHIVAJI SANTU POL AND MRS. MAYA SHIVAJI POL are the owners and MR. SAMEER NASHIRODDIN SHAIKH WILL OBTAIN** clear and marketable title of said property as per mentioned above **UPON EXECUTION AND REGISTRATION OF ASSIGNMENT DEED IN HIS FAVOR.**
2. The Mortgage if created will be available to ICICI HFC for the liability of the intending Borrower/ co-Borrower **MR. SAMEER NASHIRODDIN SHAIKH.**

The following original document to be collected by ICICI HFC for creating of equitable mortgage of the said Property:

FOLLOWING DOCUMENTS NEED TO BE SUBMITTED PRIOR TO DISBURSAL OF LOAN

Disbursement of the loan:

1. Original Registered Assignment Deed executed between Mr. Shivaji Santu Pol and Mrs. Maya Shivaji Pol (therein referred as Assignors) and Mr. Sameer Nashiroddin Shaikh (therein referred as Assignee).;with Index II and R.R.
2. Original Agreement for Sale dated 02/01/2023 (reg. No. MLS-02/ 23/2023) executed between M/s. Kallyaanee Fortune Properties through its partner Mr. Kishore Bhurmal Jain and other (therein referred as Promotors) and Mr. Shivaji Santu Pol and Mrs. Maya Shivaji Pol (therein referred as Purchaser) and Smt. Vimal Tukaram Pawale and others (therein referred as Consenting party).’with Index II and R.R.
3. Original NOC issued by ““**M/s. Kallyaanee Fortune Properties**””, for Creation of Mortgage in favour of ICICI Home Finance; in banks format.



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4. Original Possession Letter issued by M/s. Kallyaanee Fortune Properties in name of Mr. Shivaji Santu Pol and Mrs. Maya Shivaji Pol

Post Disbursement:

1. Copy of Index II of Notice of intimation executed by Mr. Sameer Nashiroddin Shaikh (therein referred as Mortgagor) and ICICI HFC Limited (therein referred as Mortgagee)

REMARKS (IF ANY): The Above Legal Report is Subject to Document Verification.

ENTRIES FOUND DURING THE IGR SEARCH ARE AS UNDER

Sub-Registrar office at Haveli (13 Years): -

Year	Particulars
2014	NIL
2015	NIL
2016	NIL
2017	NIL
2018	NIL
2019	NIL
2020	NIL
2021	NIL
2022	NIL
2023	Agreement for Sale dated 02/01/2023 (reg. No. MLS-02/ 23/2023) executed between M/s. Kallyaanee Fortune Properties through partner Mr. Kishore Bhurmal Jain and other (therein referred as Promoters) and Mr. Shivaji Santu Pol and Mrs. Maya Shivaji Pol (therein referred as Purchaser) and Smt. Vimal Tukaram Pawale and other (therein referred as Consenting party).
2024	NIL
2025	NIL
2026	NIL



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PLACE: Pune

DATE: 08/09/2026

Your Faithfully,

For Flairnetic Advocates

**DNYANADA
NITIN
DANGAL**

Digitally signed by
DNYANADA NITIN
DANGAL
Date: 2026.09.09
14:23:57 +05'30'