

LEGAL SCRUTINY REPORT

Date: -	18/09/2026; 19/09/2026, 21/09/2026
LV Ref. ID.	LVP-SEP-26-ICHF-100
Status of L.O.R	POSITIVE
Transaction Type	HL RESALE
LAN No:	77000350795

To

**ICICI HOME FINANCE
BANER**

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of MANGESH PRAMODRAO KANKIRAD

PART I: PROPERTY DETAILS:

- Name of the Applicant/Borrower/s: MANGESH PRAMODRAO KANKIRAD**
- Name of the Co-applicant/s: TEJASWINI MANGESH KANKIRAD**
- Type of Loan: HL RESALE**
- Purpose of Loan: HL RESALE**
- Name of the Property Owner/s: MR. UMESH VASANTRAO PARAGAONKAR AND MRS. SUMEDHA UMESH PARGAONKAR**
- Name of the Proposed Property Owner: MR. MANGESH PRAMODRAO KANKIRAD AND MRS. TEJASWINI MANGESH KANKIRAD**
- Description of the Property (with Boundaries):**

Flat no. C-1107 admeasuring 421 square feet i.e. 39.11 square meters + Terrace admeasuring 6.22 square meters i.e. 67 square feet i.e. total Saleable Built Up area of Flat is 54.81 square meters i.e. 590 square feet on **Eleventh Floor** in **Wing C** in the Project name “**Urbangram C Wing Co-Operative Housing Society Limited**” along with One Open/covered car parking constructed on the land bearing **Gat no. 1210 (Old Gat no. 279), 1211 (Old Gat no. 280), Gat no.1212 (Old Gat no.308), Gat no.1213 (Old Gat no.307)** lying and being at Village Pirangut, Taluka Mulshi, District Pune within the local limits of Gram Panchayat Pirangut, Taluka Panchayat Samiti Mulshi, Zilla Parishad Pune (**Said Property**)

Boundaries:

On or Towards East: By Nala

On or Towards West: By Aryavarta Open Space (Gat no.1191) and 1190

On or Towards South: By Gat no.1214 1215 and 1216

On or Towards North: By Gat no.1208 and 1209 (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 NA Order and construction permission dated 31/**/** bearing Ref. No. Undetermined issued by District Collector Pune in favour of **Dattakumar Kisan Nikate and others**
2. Scanned Copy of Title Certificate dated 11/02/2013 issued by Adv. Prasanna S Darade in favour of **M/s. S-2 Realty**
3. Scanned Copy of Registered Agreement dated 16/04/2013 bearing Reg. No. MLS-2/3196/2013 executed by M/s S-2 Realty through partners Mr. Sachin Balakrishna Kulkarni along with M/s Prabhavate Vastav Venture, Dattakumar Kisan Nikate and 9 others (Minor – Ms. Riddhi Mahesh Nikate) as consenting party in favour of **Mr. Umesh Vasantrao Pargaonkar and Mrs. Sumedha Umesh Pargaonkar**
4. Scanned Copy of Share Certificate No. 87 undated along with its reverse side remaining blank issued by Urbangram C Wing Co-operative Housing Society Limited in the name of **Mr. Umesh Vasantrao Pargaonkar and Mrs. Sumedha Umesh Pargaonkar**
5. Scanned copy of Property Tax Paid Receipt dated 19/09/2026 issued by Grampanchayat Pirangut in the name of **Mr. Umesh Vasantrao Pargaonkar and Mrs. Sumedha Umesh Pargaonkar**
6. Scanned Copy of Draft Deed of Assignment to be executed by Mr. Umesh Vasantrao Pargaonkar and Mrs. Sumedha Umesh Pargaonkar in favour of **Mr. Mangesh Pramodrao Kankirad and Mrs. Tejaswini Mangesh Kankirad**

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

1. We have perused aforesaid documents and we find that, land bearing **Gat no. 1210 (Old Gat no. 279), 1211(Old Gat no. 280), Gat no.1212(Old Gat no.308), Gat no.1213(Old Gat no.307)** lying and being at Village Pirangut, Taluka Mulshi, District Pune within the local limits of Gram Panchayat Pirangut, Taluka Panchayat Samiti Mulshi, Zilla Parishad Pune (**Said Land**)



REGISTRATION NO.		REGISTRATION DATE		REGISTRATION FEE		REGISTRATION CHARGES	
REG-24/02/2011	1210, 1211, 1212	24/02/2011	1210, 1211, 1212	1210, 1211, 1212	1210, 1211, 1212	1210, 1211, 1212	1210, 1211, 1212

2. We further find from the recitals that Registered Agreement for Sale dated 24/02/2011 bearing Reg. No. Mulshi-2/1091/2011 executed by Vastav Realtors (Indai) Pvt Ltd wherein sold, transferred and conveyed the Said Land **Gat no.1210, 1211,1212** in favour of **M/s. Prabhavvee Vastav Ventures** for consideration and upon the terms and conditions mentioned therein
3. We further find from the recitals that Registered Agreement for Sale dated 24/02/2011 bearing Reg. No. Mulshi-2/2055/2012 executed by Vastav Realtors (Indai) Pvt Ltd wherein sold, transferred and conveyed the Said Land in favour of **M/s. Prabhavvee Vastav Ventures** for consideration and upon the terms and conditions mentioned therein
4. We further find from the recitals that Registered Agreement for Sale dated 24/02/2011 bearing Reg. No. Mulshi-2/2055/2012 executed by Vastav Realtors (Indai) Pvt Ltd wherein sold, transferred and conveyed the Said Land i.e **Gat no.1210, 1211,1212** in favour of **M/s. Prabhavvee Vastav Ventures** for consideration and upon the terms and conditions mentioned therein
5. We further find from the recitals **Registered Development Agreement** dated 24/10/2011 bearing Reg no. MLS-2/5157/2011 executed by Dattakumar Kisan Nikate and others favour of **M/s. Prabhavvee Vastav Ventures** wherein land owners assigned development rights in respect of Said Land for consideration and upon the terms and conditions mentioned therein
6. We further find from the recitals **Registered Development Agreement** dated 24/10/2011 bearing Reg no. MLS-2/5159/2011 executed by Chandrakant Kisan Nikate and others favour of **M/s. Prabhavvee Vastav Ventures** wherein land owners assigned development rights in respect of Said Land for consideration and upon the terms and conditions mentioned therein
7. We further find from the recitals **Registered Development Agreement** dated 12/06/2012 bearing Reg no. MLS/3203//2012 executed by M/s. Prabhavvee Vastav Ventures favour of **M/s. S-2 Realty** wherein land owners assigned development rights in respect of Said Land i.e **Gat no 1210, 1211, and 1212** for consideration and upon the terms and conditions mentioned therein
8. We further find from the recitals **Registered Development Agreement** dated 12/06/2012 bearing Reg no. MLS/3207/2012 executed by M/s. Prabhavvee Vastav Ventures with consent of Dattaray Kisan Nikate and others favour of **M/s. S-2 Realty** wherein land owners assigned development rights in respect of Said Land i.e **Gat no 1213** for consideration and upon the terms and conditions mentioned therein
9. We further find that NA Order and construction permission dated 31/**/** bearing Ref. No. Undetermined issued by District Collector Pune in favour of **Dattakumar Kisan Nikate and others** in respect of Said Land for **Residential Purpose** subject to the terms and conditions mentioned therein.

10. We further find that Title Certificate dated 11/02/2013 issued by Adv. Prasanna S Darade in favour of **M/s. S-2 Realty** wherein it is opined that the title of Said Land is **Free from encumbrances and clear and marketable**. Note: We have placed reliance upon the same for the title of Owner/Developer
11. We further find that Registered Agreement dated 16/04/2013 bearing Reg. No. MLS-2/3196/2013 executed by M/s S-2 Realty through partners Mr. Sachin Balakrishna Kulkarni along with M/s Prabhav Vastav Venture, Dattakumar Kisan Nikate, and 9 others (**Minor – Ms. Riddhi Mahesh Nikate**) as consenting party in favour of **Mr. Umesh Vasant Rao Pargaonkar and Mrs. Sumedha Umesh Pargaonkar** related to Said Property for consideration and upon the terms and conditions mentioned therein.

Note: We have observed that the name of minor is not mentioned on the 7/12 Extract of Said Land as Land Owners and minor legal heirs were made confirming parties to the agreement as an abundant caution and solely with the intention of safeguarding the interest and to avoid any potential future claim or dispute from the legal heirs. Further it is confirmed that Minors mentioned in the agreement have no right, title, claim, or interest remaining in the said property, and they shall not raise any claim in the future. Thus, we have opined accordingly.

bearing Flat No. C-1107 admeasuring area about 122 Sq.ft. (carpet), the total Saleable built up area of terrace admeasuring about 6.22 Sq.mtrs i.e. 67 Sq.ft (carpet), the total Saleable built up area of the flat is 54.81 Sq.mtrs i.e. 590 Sq.ft, situated on Eleventh Floor in Wing/Building C in the project known as Urbangram – Pirangut “I” alongwith appurtenances thereto and which flat along with appurtenances is/are more particularly described in the Annexure-6 annexed hereto i.e. “THE SAID ACCOMMODATION”, at or for total consideration of Rs. 17,27,000.00/- (Rupees Seventeen Lakh Twenty Seven Thousand Only). including the price for the

12. We further find from the recitals that Society is formed and registered in the name of “**Urbangram C Wing Co-operative Housing Society Limited**” bearing Reg. No. PNA/MSI/HSG(TC)/24065/2022 dated 18/10/2022, registered under Maharashtra Co-operative Societies Act, 1960 (**Said Society**).
13. We further find that Share Certificate No. 87 dated undated along with its reverse side remaining blank issued by Urbangram C Wing Co-operative Housing Society Limited in the name of **Mr. Umesh Vasant Rao Pargaonkar and Mrs. Sumedha Umesh Pargaonkar** and allotted 10 fully paid up shares of each numbered from 861 to 870 (**Said Shares**)
14. We further find that Property Tax Paid Receipt dated 19/09/2026 issued by Grampanchayat Pirangut in the name of **Mr. Umesh Vasant Rao Pargaonkar and Mrs. Sumedha Umesh Pargaonkar** related to Said property for the year 2026-2027.
15. We further find that Draft Deed of Assignment to be executed by Mr. Umesh Vasant Rao Pargaonkar and Mrs. Sumedha Umesh Pargaonkar intends to sell and transfer the Said Property in favour of **Mr. Mangesh Pramod Rao Kankirad and Mrs. Tejaswini Mangesh Kankirad**.



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Note- We have observed that provided draft does not mentions Schedule of Said Land, Four Boundaries in respect of Said Land / Said Property, Details of Share Certificate No. 87. We recommend revised draft mentioning the same shall be in place prior to the Registration. Our opinion shall be subject to the same.

WE HAVE BEEN PROVIDED DRAFT AGREEMENT PLEASE OBTAIN REGISTERED AGREEMENT FOR SALE PRIOR DISBURSAL. SINCE DRAFT AGREEMENT IS PROVIDED, LENDER TO ENSURE ABOUT THE POSSESSION OF THE SAID PROPERTY ONCE THE AGREEMENT GET REGISTERED BETWEEN DEVELOPER/VENDOR AND PROPOSED PURCHASER/BORROWER

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. C-1107** admeasuring 421 square feet i.e 39.11 square meters + Terrace admeasuring 6.22 square meters i.e 67 square feet i.e total Saleable Built Up area of Flat is 54.81 square meters i.e 590 square feet on **Eleventh Floor in Wing C** in the Project name “ **Urbangram – Pirangut “I”** along with One Open/covered car parking constructed on the land bearing Gat no. 1210 (Old Gat no. 279), 1211(Old Gat no. 280), Gat no.1212(Old Gat no.308), Gat no.1213(Old Gat no.307), Village Pirangut, Taluka Mulshi, District Pune.

MR. MANGESH PRAMODRAO KANKIRAD

Dear Sirs,

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

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

2014 – NIL
2015 – NIL
2016 – Entry Found

MLS-2-2630	Mortgage Deed	22/03/2016
2016	Rs. 400000000/-	22/03/2016

M/s. S Square Realty through Partner Mr. Sachin Balkrishna Kulkarni through Registration Admission Power of Attorney Holder Mr. Dinkar Eknath Bandal; M/s. S Square Realty through Partner Mr. Vijay Ramesh Jasuja through Registration Admission Power of Attorney Holder Mr. Mahesh Laxman Mokashi

To

ICICI Bank Limited

Schedule: Survey No. 1187 (Old Survey No. 302), area forming part of total 16170 Sq.Mtr.; Survey No. 1188 (Old Survey No. 305); Survey No. 1189 (Old Survey No. 303); Survey No. 1214 (Old Survey No. 306); Survey No. 1215 (Old Survey No. 309); Survey No. 1216 (Old Survey No. 310); Survey No. 1217 (Old Survey No. 311), total area 16170 Sq.Mtr., together with Buildings F, G and H of Urban Gram Pirangut Phase-2 having saleable construction area 207,968 Sq.Ft.; Survey No. 1210 (Old Survey No. 279); Survey No. 1211 (Old Survey No. 280); Survey No. 1212 (Old Survey No. 308); Survey No. 1213 (Old Survey No. 307), total area 12,900 Sq.Mtr., together with Buildings C, D and E of Urban Gram Pirangut Phase-1 having saleable construction area 187,887 Sq.Ft., Village Pirangut, Taluka Mulshi, District Pune.

2017 – NIL
2018 – NIL
2019 – NIL
2020 – NIL
2021 – Entry Found

MLS-9850	Reconveyance	03/11/2021
2021	Rs. 400000000/-	03/11/2021

ICICI Bank Ltd. through Authorized Signatory Mr. Sanjay Gawde
To

M/s. S Square Realty through Partner Mr. Sachin Balkrishna Kulkarni; M/s. S Square Realty through Partner Mr. Vijay Ramesh Jasuja

Schedule: Survey No. 1187 (Old Survey No. 302), Survey No. 1188 (Old Survey No. 305), Survey No. 1189 (Old Survey No. 303), Survey No. 1214 (Old Survey No. 306), Survey No. 1215 (Old Survey No. 309), Survey No. 1216 (Old Survey No. 310) and Survey No. 1217 (Old Survey No. 311), total area 16170 Sq.Mtr., together with Buildings F, G and H of Urban Gram Pirangut Phase-2 having saleable construction area 207,968 Sq.Ft.; Survey No. 1210 (Old Survey No. 279), Survey No. 1211 (Old Survey No. 280), Survey No. 1212 (Old Survey No. 308) and Survey No. 1213 (Old Survey No. 307), total area 12900 Sq.Mtr., together with Buildings C, D and E of Urban Gram Pirangut Phase-1 having saleable construction area 187,887 Sq.Ft., Village Pirangut, Taluka Mulshi, District Pune.

2022 – NIL
2023 – NIL
2024 – NIL

2025 – NIL

2026 – NIL

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? **No**
- 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**
- 5.4 Whether the user land has been converted into Non-Agricultural for Residential use by the order of the competent Authority? **NA Order and construction permission dated 31/**/** bearing Ref. No. Undetermined issued by District Collector Pune in favour of Dattakumar Kisan Nikate and others in respect of Said Land for Residential Purpose**
- 5.5 Whether up to date tax/land revenue has been paid in respect of the property? **Property Tax Paid Receipt dated 19/09/2026 issued by Grampanchayat Pirangut in the name of Mr. Umesh Vasantrao Pargaonkar and Mrs. Sumedha Umesh Pargaonkar related to Said property for the year 2026-2027.**
- 5.6 Whether all original documents for last 13/30 years have been scrutinized; if not give reasons? **No, this will be done at the time of vetting.**
- 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 competency to transfer the property? **Yes**
- 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**

- 5.12 Whether the land /property are joint family property? **No**
- 5.13 Whether SARFAESI Act applicable? **Yes, as per conditions listed above**
- 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 submitted before us**
- 5.16 Whether the said POA holder has/had authority to sell the property under POA? **No. As per documents submitted before us**
- 5.17 Whether POA as recorded in 5.15 is registered? **No. As per documents submitted before us**
- 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 from Society in favor of ICICI HFC Limited**
- 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 _____
- 5.20 Whether Search Report is obtained and submitted? **Search Report Attached**
Search Report Details: - **Receipt No 1115476508**
Search Conducted Years: **2014 to 2026 (13 Years)**
Name of the Advocate / Searcher: **Harish Mistry**
Search Report Date: **21/09/2021**
Status – 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**.

Note- We have observed that provided draft does not mentions Schedule of Said Land, Four Boundaries in respect of Said Land / Said Property, Details of Share Certificate No. 87. We recommend revised draft mentioning the same shall be in place prior to the Registration. Our opinion shall be subject to the same.

We further certify that, upon execution of Registered Agreement, **Mr. Mangesh Pramodrao Kankirad and Mrs. Tejaswini Mangesh Kankirad** would 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. MANGESH PRAMODRAO KANKIRAD AND TEJASWINI MANGESH KANKIRAD**

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 disbursal of loan/at the time of disbursement of the loan: -

1. Original Registered Agreement dated 16/04/2013 bearing Reg. No. MLS-2/3196/2013 executed by M/s S-2 Realty through partners Mr. Sachin Balakrishna Kulkarni along with M/s Prabhavjee Vastav Venture, Dattakumar Kisan Nikate and 9 others (Minor – Ms. Riddhi Mahesh Nikate) as consenting party in favour of **Mr. Umesh Vasant Rao Pargaonkar and Mrs. Sumedha Umesh Pargaonkar** along with Registration Receipt, Stamp Duty Paid Challan and Index II
2. Original Registered Deed of Assignment to be executed by Mr. Umesh Vasant Rao Pargaonkar and Mrs. Sumedha Umesh Pargaonkar in favour of **Mr. Mangesh Pramodrao Kankirad and Mrs. Tejaswini Mangesh Kankirad** along with Registration Receipt, Stamp Duty Paid Challan and Index II (We recommend appropriate change/rectification to be done in the Draft Deed of Assignment before final execution/registration as mentioned in the Certificate Section)
3. Original Share certificate No. 87 issued by Society in the name of **Current owners**.
4. Original NOC for mortgage from Society in favor of **ICICI HFC Limited**

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

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

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



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Branch offices at: Thane, Navi Mumbai, Pune, Bengaluru, Delhi.;

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

**Snehal
Vasant
Ravade**

Digitally signed
by Snehal Vasant
Ravade
Date: 2026.09.21
16:46:52 +05'30'

**Authorized Signatory
Advocates and Legal Consultants**

**Law Veritas
West**
Simple Legal Solutions