

LEGAL SCRUTINY REPORT

Date: -	05/09/2026, 08/09/2026; 09/09/2026
LV Ref. ID.	LVP-SEP-26-ICHF-22
Status of L.O. R	POSITIVE
Transaction Type	BUILDER PURCHASE
LAN No:	7792146860

To

**ICICI HOME FINANCE
KHARADI**

Dear Sir/Madam

Legal Scrutiny Report in respect of the file of MANINDER GURPREET SINGH SODHI

PART I: PROPERTY DETAILS:

1. Name of the Applicant/Borrower/s: **MANINDER GURPREET SINGH SODHI**
2. Name of the Co-applicant/s: **NOT PROVIDED**
3. Type of Loan: **BUILDER PURCHASE**
4. Purpose of Loan: **BUILDER PURCHASE**
5. Name of the Property Owner/s: **MR. MANJITKAUR MANINDER SODHI AND MR. MANINDER GURPREET SINGH SODHI**
6. Name of the Proposed Property Owner/s: **NOT APPLICABLE**
7. Description of the Property (with Boundaries):

Flat No. 2502 admeasuring carpet area 36.14 square meter i.e. 389.00 square feet, on the **25th Floor, Building 04 ,Portion-A**, in the building known as “**ARIA**” and Project known as “**EARTH PARK BUILDING NO 4**” constructed on Land bearing Survey No. 48 Hissa No.7/1 area admeasuring 4650 square meter, Survey No. 49 Hissa No.01 area admeasuring 18110 square meter and Survey No.48 Hissa No.1 area admeasuring 7540 square meter Total area admeasuring 30300 square meter lying and being situated at Village Wadeghar, Taluka Kalyan, District Thane, within the limits of Kalyan Dombivili Municipal Corporation (**Said Property**) and bounded are as follows-

Boundaries:

On or towards North: By KDMC Plot Survey No.48/7/2
On or towards South: By 24-meter DP Road.
On or towards East: By 24-meter DP Road
On or towards West: By Survey No.48/5 and 48/6 (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 Title Certificate dated 05/05/2025 issued by Darshani. S. Punekar in favour of **M/s Astha Housing Corporation and M/s Suchi Life Spaces LLP**
2. Scanned Copy of RERA Registration Certificate dated 19/09/2025 bearing Reg. No. PR1331012500842 issued by Maharashtra Real Estate Regulatory Authority in favour of **Aastha Housing Corporation**
3. Scanned Copy of Commencement Certificate dated 02/01/2026 bearing Ref. No. KDMC/TPO/BP/KD/2025-26 issued by Kalyan Dombivili Municipal Corporation in favour of **Mr. Gadalya Sakharam Ghode and others POA M/s Aastha Housing Corporation and other**
4. Scanned Copy of Registered Agreement for Sale dated 22/07/2026 bearing Reg. No. THN-02/19861/2026 executed by Aastha Housing Corporation, Mr. Suchi Life spaces LLP (Consenting Party) in favour of **Mr. Manjitkaur Mahinder Sodhi and Mr. Maninder Gurpreet Singh Sodhi**
5. Scanned Copy of Notarize Power of Attorney executed by Mr. Manjitkaur Mahinder Sodhi in favor of **Mr. Maninder Gurpreet Singh Sodhi**

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

1. We have perused aforesaid documents shared with us and we find that all that piece and parcel of Land bearing **Survey No. 48 Hissa No.7/1** area admeasuring 4650 square meter, **Survey No. 49 Hissa No.01** area admeasuring 18110 square meter and **Survey No.48 Hissa No.1** area admeasuring 7540 square meter Total area admeasuring 30300 square meter lying and being situated at Village Wadeghar, Taluka Kalyan, District Thane, within the limits of Kalyan Dombivili Municipal Corporation (**Said Land**)



2. We further find that Online 7/12 Extract of Gat No. 49 Hissa No.1 in the name of **Mr. Madhya Sakharam Ghode, Mr. Gurnath Tukaram Ghode, Mr. Chintaman Motiram Gode, Mr. Nitin Bandu Ghode, Mr. Mahesh Ramdev Ghode, Mr. Ramesh Ramdas Mahtre and Mr. Arun Narayan Ghode** for area admeasuring 1 H 61.90 R as per Khata No. 520 (Mutation Entry No.1692,1725) and the appears to be Class 1 Land

	[-कनका-नकाश-मदल]				(1692)
	[-सोपसवाई-समा-मदल]				(1692)
	[-समसवी-समा-मदल]				(1692)
	सामाईक लेज	0.00.00	0		
520	मदलमा सभादास पोदे				(1692)
	मुकनाम मुकराम पोदे				(1692)
	विनामन मोरीराम पोदे				(1692)
	नितीन बंडु पोदे				(1692)
	महेश नावदेव पोदे				(1692)
	रमेश रामदास माहत्रे				(1692)
	रमेश नादावण पोदे				(1725)
	[-विनामन-विनामन-मदल]	1.61.90	18.19	0.19.20	(1725)
	सामाईक लेज	1.61.90	18.19	0.19.20	
187 X 623 X 860 X 866 X 936 X 1033 X 1064 X 1490 X 1652 X 1692					

Registered Title Flow of Survey No. 49/1 (P) for the area admeasuring 9461 square meter and Survey No. 48/1 for the area admeasuring 7540 square meters owned by M/s. Suchi Lifespaces LLP: -

3. We further find from recitals that by **Registered Development Agreement** dated 20/12/2007 and Declaration dated 07/01/2009 bearing no. Kalyan-2 /108/2009 and Deed of Confirmation dated 19/01/2009 bearing no. Kalyan-2 under serial No. 442/2009 Land Owner Shri Arun Narayan Ghode and others has granted the development rights of the Said Land **of Survey No. 49/1 admeasuring 9461 out of 18110 sq. meters** in favor of **M/s. Mutha Realty Private Limited**
4. We further find from recitals that by **Registered Agreement** dated 01/04/2015 bearing serial No. 3021/2015 executed by M/s. Mutha Realty Private Limited agreed to transferred the Said Land **Survey No. 49/1 admeasuring 9461 sq. meters out of 18110 sq. metres** in favour of **M/s. Suchi Lifespaces LLP** for consideration and upon the terms and condition mentioned therein
5. We further find from recitals that by **Registered Agreement** dated 01/04/2015 bearing serial No. 3022/2015 executed by M/s. Mutha Realty Private Limited agreed to transferred the Said Land **Survey No. 49/1 admeasuring 9461 sq. metres out of 18110 sq. metres** in favour of **M/s. Suchi Lifespaces LLP** for consideration and upon the terms and condition mentioned
6. We further find from recitals that by separate **Registered Development Agreement** dated 01/04/ 2008, read with **Deed of Confirmation** dated 27/05/ 2009, bearing Serial No. 1820/2009 the Land Owners, Shri Arun Narayan Ghode and others has granted the development rights of

the Said Land of **Survey 48/1 admeasuring 7540 Sq mtrs area** in favour of **Shri Manish Prakash Mutha**, for consideration and on the terms and conditions therein

7. We further find from recitals that by **Registered Agreement** dated 20/03/2015 bearing Serial No.KLN-1/ 2622/2015 Shri Manish Prakash Mutha has transferred the Said Land of Survey No. **48/1 admeasuring 7540 Sq mtrs area in favour of M/s. Suchi Life spaces LLP** for consideration and upon the terms and condition mentioned therein.

Registered Title flow of Said Land bearing Survey No. 48/7/1 for the area admeasuring 4650 square meter and Survey No. 49/1 (P) for the area admeasuring 8649 square meters:

8. We further find from recitals by **Registered Development Agreement** dated 27/02/2008 bearing Serial No. 2087/2008 that the Owners, Shri Arun Narayan Ghode and others, has granted the development rights of the Said Land of **Survey no. 48/7/1 admeasuring 4650 Sq Mtrs area and Survey no. 49/1 part admeasuring 8649 Out of 18110 Sq Mtrs. area** in favor of **M/s. Aastha Housing Corporation (the Developer)** for consideration and upon the terms and condition mentioned therein.
9. We further find that **Title Certificate** dated 05/05/2025 issued by Darshani. S. Puneekar in favour of **M/s Aastha Housing Corporation and M/s Suchi Life Spaces LLP** wherein it is opined that the title of Said Land is **Clear, Marketable and Free From all encumbrances** Note: We have placed reliance upon the same for the title of Owner/Developer

permission mentioned hereinabove b) subject to the qualification and limitation of the search report and c) what has been stated hereinabove, the said Firm is absolutely entitled to develop the said Property in accordance with the sanctioned plan and the title of the owners i.e. Shri Gadalya Sakharam Ghode , Mahesh Namdev Ghode, Ramesh Ramdas Mhatre, Gurunath Tukaram Ghode, Chintaman Motiram Ghode & Nitin Bandu Ghode is clear, marketable and free from all encumbrances .

10. We further find that **Unit Bifurcation List** dated 17/07/2025 signed by **Aastha Housing Corporation (Developer) and Arun Narayan Ghode & others (Land Owners)** wherein Said Property is not in the share of Land Owners.
11. We further find that **RERA Registration Certificate** dated 19/09/2025 bearing Reg. No. PR1331012500842 issued by Maharashtra Real Estate Regulatory Authority in favour of **Aastha Housing Corporation** for the project known as **“EARTH PARK BUILDING NO 4”**.
 - o **Proposed Date of Completion – 31/12/2031**
 - o As per information available on RERA Website, we have not found any pending litigations on the Said Land

Litigation Details

Is there any litigation against this proposed project : No

- As per information available on RERA Website, we have found that Said Land is free from all encumbrances

AASTHA HOUSING CORPORATION

201, 202 VIKAS HEIGHTS, OPP. KOTAK BANK, SANTOSH MATA ROAD, KALYAN WEST 421305 (MH)

Date : 03/05/2025

To,
Maharashtra Real Estate Regulatory Authority,
3rd floor, A wing, Shree Rehabilitation Authority,
Administrative Building, Anant Kanekar Marg,
Bandra (East), Mumbai – 400051.

Sub: Details of encumbrances concerned to Legal.

Ref: Project "EARTH PARK BUILDING NOLA" situate at land bearing Survey No. 48/7/1, 49/1 and 48/1 situate, lying and being village Wadghar, Taluka Kalyan, District Thane within the limits of the Kalyan Dombivili Municipal Corporation.

Respected Sir/Madam,

I RAJAN N. BANDEKAR, Partner of M/S. AASTHA HOUSING CORPORATION, promoter of the proposed Project namely "EARTH PARK BUILDING NOLA" situate at land bearing Survey No. 48/7/1 adjoining area 4650 sq. mtrs. Survey No. 49/1 adjoining area 18110 sq. mtrs and Survey No. 48/1 adjoining area 7540 sq. mtrs. totally adjoining area 30300 sq. mtrs. situate, lying and being village Wadghar, Taluka Kalyan, District Thane within the limits of the Kalyan Dombivili Municipal Corporation, do hereby solemnly declare, undertake and confirm that, there is **NO LITIGATION** pending against the above mentioned property. The Project land has no encumbrances/free from all encumbrances.

The contents of the above declaration are true and correct and nothing material has been concealed by me therefrom.

For M/S. AASTHA HOUSING CORPORATION

Partner

- We further find that **Commencement Certificate** dated 02/01/2026 bearing Ref. No. KDMC/TPO/BP/KD/2025-26 issued by Kalyan Dombivili Municipal Corporation in favour of **Mr. Gadalya Sakharam Ghode and others POA M/s Aastha Housing Corporation and other** wherein permission was granted to carry out development of Residential and Commercial Building comprising of **Plot A, building 1 to 5 Slit+ 1Floor to 28 floors and Plot B, building 06 to 11 Ground floor** on the Said Land subject to the terms and conditions mentioned therein

- We further find from the recitals that Aastha Housing Corporation entitled to construct Building No. 1 to 11.

As per the sanctioned plan, the Promoters are entitled construct 11 buildings being the said Building Nos. 1 comprising of Ground (Commercial) + 1st to 28th floor (Residential), Building No. 2 Ground Floor (commercial part) + 1st to 28th floor (Residential), Building No. 3 Ground Floor (commercial part) + 1st to 28th floor (Residential), Building No. 4 Ground Floor + First to 28th Floors (residential), Building No. 5 Ground Floor + First to 28th Floors (residential), forming a part of Portion A (as per sanctioned plan defined as Plot 'A') and Building Nos. 6 to 9 Ground Floor (commercial), Building Nos. 10 to 11 Ground Floor (residential) forming a part of Portion B (as per sanctioned plan defined as Plot 'B' together with Sanitary Block, Driver's Room, Fitness Centre, and Club House on the said property. The building No. 4 shall comprising of premises from 1st to 14th Part of the said building to be sold and allotted to economically weaker section of the society as per the terms of sanction and the promoters shall be entitled to sell the remaining premises and structure of the such buildings to the prospective purchaser as per the prevailing market rate.

- We further find that **Registered Agreement for Sale** dated 22/07/2026 bearing Reg. No. TNN-02/19861/2026 executed by Aastha Housing Corporation through its authorized signatory Shri Manish Prakash Mutha and Shri. Raunak Rajan Bandekar with consent of Suchi Lifespaces LLP through its authorized signatory Shri. Manish Prakash Mutha in favour of **Mr. Manjitkaur Maninder**

Sodhi and Mr. Maninder Gurpreet Singh Sodhi related to Said Property for consideration and upon the terms and conditions mentioned therein.

15. We further find that **Notarized Power of Attorney** dated 06/06/2026 executed by Mr. Manjitkaur Mahinder Sodhi in favor of **Mr. Maninder Gurpreet Singh Sodhi** wherein appointing the same as their constituted attorney for carrying out Sign Execute agreements, Deeds related to said property as per clause No. 2 to 10 and as per terms and conditions mentioned therein

LENDER TO ENSURE ABOUT THE POSSESSION OF THE SAID PROPERTY IS WITH CURRENT OWNER AND THERE ARE NO OTHER THIRD PARTY/ TENANT OCCUPYING THE SAID PROPERTY.

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: (SRO Search Report Attached)

Status – Clear Search

Ref: Investigation title of the property situated at **Flat No. 2502**, on **25th Floor**, in **Building No. 4** on **Portion “A”** in the building known as **“Aria”**, and Project known as **“EARTH PARK BUILDING NO 4”** constructed on the land bearing **Survey No. 48 Hissa No.7/1, Survey No. 49 Hissa No.01, Survey No.48 Hissa No.1**, lying and being situated at Village **Wadeghar** Taluka **Kalyan** & District **Thane**.

MANINDER GURPREET SINGH SODHI

Dear Sirs,

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

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

2014 – NIL

2015 – Entry Found

KLN-1-2622	Agreement	20/03/2015
2015	Rs. 127500000/-	20/03/2015

Manish P Shanklesha alias Mutha & others

To

Suchi Lifespaces LLP Through M/s Saidhara Developers LLP Through Partner Amit M. Lodha

Schedule: land bearing Survey No. 44 Hissa No. 2, Survey No. 46 Hissa No 2, Survey No. 47 Hissa No 14 and **Survey No. 48 Hissa No 1**, lying and being situated at Village **Wadeghar** Taluka **Kalyan** & District **Thane**. Admeasuring area 18560 sq. m

KLN-1-3021	Agreement	01/04/2015
2015	Rs. 80000000/-	01/04/2015

M/s. Mutha Realty Pvt. Ltd Through Director Manish P. Shanklesha alias Mutha & others

To

M/s. Suchi Lifespaces LLP Through Partner M/s. Sai Dhara Developers LLP Through Partner Amitkumar M.S. Lodha

Schedule: land bearing **Survey No. 49 Hissa No 1**, lying and being situated at Village **Wadeghar** Taluka **Kalyan** & District **Thane**. Admeasuring area 9461 sq. m

2016 – NIL		
2017 – Entry Found		
KLN-2-62	Release Deed	04/01/2017
2017	Rs. 0/-	04/01/2017

Gangubai Narayan Ghode & others

To

Santosh Narayan Ghode & others

Schedule: land bearing **Survey No. 48 Hissa No. 7/1**, Survey No. 49 Hissa No. 1, Survey No. 44 Hissa No. 2, Survey No. 46 Hissa No. 2, Survey No. 47 Hissa No. 14, **Survey No. 48 Hissa No. 1**, Survey No. 48 Hissa No. 7P, Survey No. 48 Hissa No. 7/2, Survey No. 46 Hissa No. 6, lying and being situated at Village **Wadeghar** Taluka **Kalyan** & District **Thane**. Admeasuring area 52240 sq. m

KLN-2-66	Declaration Deed	04/01/2017
2017	Rs. 0/-	04/01/2017

Santosh Narayan Ghode & others

To

Schedule: land bearing **Survey No. 48 Hissa No. 7/1**, Survey No. 49 Hissa No. 1, Survey No. 44 Hissa No. 2, Survey No. 46 Hissa No. 2, Survey No. 47 Hissa No. 14, **Survey No. 48 Hissa No. 1**, Survey No.

48 Hissa No. 7P, Survey No. 48 Hissa No. 7/2, Survey No. 46 Hissa No. 6, lying and being situated at Village **Sapad** Taluka **Kalyan** & District **Thane**. Admeasuring area 52240 sq. m

2018 – Entry Found

KLN-2-1588	Confirmation Deed	09/02/2018
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2018	Rs. 0/-	09/02/2018
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Draupadi Rama alias Ramdas Mhatre & others

To

Schedule: land bearing **Survey No. 48 Hissa No. 7/1**, Survey No. 49 Hissa No. 1, Survey No. 44 Hissa No. 2, Survey No. 46 Hissa No. 2, Survey No. 47 Hissa No. 14, **Survey No. 48 Hissa No. 1**, Survey No. 48 Hissa No. 7P, Survey No. 48 Hissa No. 7/2, Survey No. 46 Hissa No. 6, lying and being situated at Village **Wadeghar** Taluka **Kalyan** & District **Thane**. Admeasuring area 52240 sq. m (Confirmation Deed of Document No. 108/2009, 442/2009, 443/2009, 4364/2009, 2087/2008, 152/2008, 1820/2009, 444/2009, 8442/2009, 8443/2009)

KLN-2-1590	Release Deed	09/02/2018
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2018	Rs. 0/-	14/02/2018
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Draupadi Rama alias Ramdas Mhatre & others

To

Arun Narayan Ghode & others

Schedule: land bearing **Survey No. 48 Hissa No. 7/1**, Survey No. 49 Hissa No. 1, Survey No. 44 Hissa No. 2, Survey No. 46 Hissa No. 2, Survey No. 47 Hissa No. 14, **Survey No. 48 Hissa No. 1**, Survey No. 48 Hissa No. 7P, Survey No. 48 Hissa No. 7/2 & others, Survey No. 46 Hissa No. 6, lying and being situated at Village **Wadeghar** Taluka **Kalyan** & District **Thane**. Admeasuring area 59680 sq. m

KLN-2-1592	Confirmation Deed	09/02/2018
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2018	Rs. 0/-	14/02/2018
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Draupadi Rama alias Ramdas Mhatre & others

To

Schedule: land bearing **Survey No. 48 Hissa No. 7/1**, Survey No. 49 Hissa No. 1, Survey No. 44 Hissa No. 2, Survey No. 46 Hissa No. 2, Survey No. 47 Hissa No. 14, **Survey No. 48 Hissa No. 1**, Survey No. 48 Hissa No. 7P, Survey No. 48 Hissa No. 7/2 & others, Survey No. 46 Hissa No. 6, lying and being situated at Village **Wadeghar** Taluka **Kalyan** & District **Thane**. Admeasuring area 59680 sq. m

KLN-2-3316	Supplementary Agreement	22/03/2018
2018	Rs. 0/-	22/03/2018

Arun Narayan Ghode & others

To

M/s. Astha Housing Corporation Through Partner Manish P Shanklesha & others

Schedule: land bearing **Survey No. 48 Hissa No. 7/1**, Survey No. 49 Hissa No. 1, Survey No. 44 Hissa No. 2, Survey No. 46 Hissa No. 2, Survey No. 47 Hissa No. 14, **Survey No. 48 Hissa No. 1**, Survey No. 48 Hissa No. 7P, Survey No. 48 Hissa No. 7/2 & others, Survey No. 46 Hissa No. 6, lying and being situated at Village **Wadeghar** Taluka **Kalyan** & District **Thane**. Admeasuring area 52240 sq. m (Supplementary Agreement of Document No. 108/2009, 442/2009, 443/2009, 4364/2009, 2087/2008, 152/2008, 1820/2009, 444/2009, 8442/2009, 8443/2009 & others)

KLN-2-6004	Confirmation Deed	21/05/2018
2018	Rs. 0/-	21/05/2018

M/s. Astha Housing Corporation Through Partner Manish P Shanklesha & others

To

Schedule: land bearing **Survey No. 48 Hissa No. 7/1**, Survey No. 49 Hissa No. 1, Survey No. 44 Hissa No. 2, Survey No. 46 Hissa No. 2, Survey No. 47 Hissa No. 14, **Survey No. 48 Hissa No. 1**, Survey No. 48 Hissa No. 7P, Survey No. 48 Hissa No. 7/2 & others, Survey No. 46 Hissa No. 6, lying and being situated at Village **Wadeghar** Taluka **Kalyan** & District **Thane**. Admeasuring area 52240 sq. m (Confirmation Deed of Document No. 108/2009, 442/2009, 443/2009, 4364/2009, 2087/2008, 2088/2008, 152/2008, 1820/2009, 444/2009, 8442/2009, 8443/2009, 62/2017, 1590/2018, 1592/2018, 1588/2018 & 1589/2018)

KLN-2-10472	Confirmation Deed	30/08/2018
2018	Rs. 0/-	30/08/2018

M/s. Astha Housing Corporation Through Partner Manish P Shanklesha & others

To

Schedule: land bearing **Survey No. 48 Hissa No. 7/1**, Survey No. 49 Hissa No. 1, Survey No. 44 Hissa No. 2, Survey No. 46 Hissa No. 2, Survey No. 47 Hissa No. 14, **Survey No. 48 Hissa No. 1**, Survey No. 48 Hissa No. 7P, Survey No. 48 Hissa No. 7/2 & others, Survey No. 46 Hissa No. 6, lying and being situated at Village **Wadeghar** Taluka **Kalyan** & District **Thane**. Admeasuring area 52240 sq. m (Confirmation Deed of Document No. 108/2009, 442/2009, 443/2009, 4364/2009, 2087/2008, 152/2008, 1820/2009, 444/2009, 8442/2009, 8443/2009, 62/2017, 1590/2018, 1591/2018, 1592/2018, 1588/2018, 6004/2018 6005/2018, 1589/2018 & others)

2019 – Entry Found		
KLN-2-2443	Release Deed	25/02/2019
2019	Rs. 0/-	25/02/2019

Shamubai Gajanan Patil & others

To

Arun Narayan Ghode & others

Schedule: land bearing **Survey No. 48 Hissa No. 7/1**, Survey No. 49 Hissa No. 1, Survey No. 44 Hissa No. 2, Survey No. 46 Hissa No. 2, Survey No. 47 Hissa No. 14, **Survey No. 48 Hissa No. 1**, Survey No. 48 Hissa No. 7P, Survey No. 48 Hissa No. 7/2, Survey No. 46 Hissa No. 6 & others, lying and being situated at Village **Wadeghar** Taluka **Kalyan** & District **Thane**. Admeasuring area 7440 sq. m

2020 – NIL		
2021 – Entry Found		
KLN-2-20560	Confirmation Deed	03/11/2021
2021	Rs. 1600000/-	10/11/2021

M/s. Astha Housing Corporation Through Partner Manish P Shanklesha alias Mutha & others

To

Schedule: land bearing **Survey No. 48 Hissa No. 7/1**, Survey No. 49 Hissa No. 1, Survey No. 44 Hissa No. 2, Survey No. 46 Hissa No. 2, Survey No. 47 Hissa No. 14, **Survey No. 48 Hissa No. 1**, Survey No.

48 Hissa No. 7P, Survey No. 48 Hissa No. 7/2 & others, Survey No. 46 Hissa No. 6, lying and being situated at Village **Wadeghar** Taluka **Kalyan** & District **Thane**. Admeasuring area 52240 sq. m

KLN-2-20562	Release Deed	03/11/2021
2021	Rs. 0/-	09/11/2021

Sonubai Sitaram Bhandari & others

To

Arun Narayan Ghode & others

Schedule: land bearing **Survey No. 48 Hissa No. 7/1**, Survey No. 49 Hissa No. 1, Survey No. 44 Hissa No. 2, Survey No. 46 Hissa No. 2, Survey No. 47 Hissa No. 14, **Survey No. 48 Hissa No. 1**, Survey No. 48 Hissa No. 7P, Survey No. 48 Hissa No. 7/2 & others, Survey No. 46 Hissa No. 6, lying and being situated at Village **Wadeghar** Taluka **Kalyan** & District **Thane**. Admeasuring area 52240 sq. m

2022 – Entry Found		
KLN-2-14753	Confirmation Deed	21/06/2022
2022	Rs. 1600000/-	21/06/2022

M/s. Astha Housing Corporation Through Partner Manish Prakash Shanklesha alias Mutha & others

To

Schedule: land bearing **Survey No. 48 Hissa No. 7/1**, Survey No. 49 Hissa No. 1, Survey No. 44 Hissa No. 2, Survey No. 46 Hissa No. 2, Survey No. 47 Hissa No. 14, **Survey No. 48 Hissa No. 1**, Survey No. 48 Hissa No. 7P, Survey No. 48 Hissa No. 7/2 & others, Survey No. 46 Hissa No. 6, lying and being situated at Village **Wadeghar** Taluka **Kalyan** & District **Thane**. Admeasuring area 47590 sq. m (Confirmation Deed of Document No. 108/2009, 442/2009, 4364/2009, 2087/2008, 1820/2009, 444/2009, 8442/2009, 8443/2009, 62/2017, 66/2017, 1590/2018, 1592/2018, 6004/2018, 10472/2018, 2443/2019, 20562/2021, 20560/2021, 2622/2015, 3021/2015, 1588/2018 & 3316/2018)

2023 – NIL		
2024 – NIL		
2025 – NIL		
2026 – Entry Found		
TNN-2-19861	Agreement	22/07/2026
2026	Rs. 3181386/-	22/07/2026



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.;

M/s. Astha Housing Corporation Through Partner Manish Prakash Mutha's Through Attorney Hitesh Mangilal Jain & others

To

Manjitkaur Manindar Sodhi through attorney Manindar Gurpreet Singh Sodhi and Manindar Gurpreet Singh Sodhi

Schedule: Flat No. 2502, on 25th Floor, in Building No. 4 on Portion “A” complex known as Arth Park constructed on the land bearing Survey No. 48,49, Hissa Number Part No.7/1,1,1, lying and being situated at Village Wadeghar Taluka Kalyan & District Thane. Admeasuring area 36.14 sq. m

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, as per documents produced before us**
- 5.2 Whether any property/ies intend to be given as security is subject to any minor's claim/share? **No, as per documents produced before us**
- 5.3 Whether the property is affected by any revenue and tenancy regulations; if yes then to what extent? **No, as per documents produced before us**
- 5.4 Whether the user land has been converted into Non-Agricultural for Residential use by the order of the competent Authority? **NA order copy not shared with us. CC/OC issued by the respective Municipal Corporation is in place; thus, we are of the opinion SARFAESI may be applicable on the Said Property, considering the Municipal Corporation might have issued permission for the respective usage. Request the lender to validate the same from the technical report and ensure the purpose of the land usage permission is verified by the lender before disbursement.**
- 5.5 Whether up to date tax/land revenue has been paid in respect of the property? **Lender to ensure the same.**

- 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, as per documents produced before us**
- 5.8 Whether all the previous owners of the property had the right and competency to transfer the property? **Yes, as per documents produced before 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? ____ years (remaining period) **Freehold Land**
- 5.11 Whether the land is Adivasi (tribal) land? **No, as per documents produced before us**
- 5.12 Whether the land /property are joint family property? **No, as per documents produced before Us.**
- 5.13 Whether SARFAESI Act applicable? **Yes, as per documents produced before us**
- 5.14 Is land/property/flat being subject to any reservations /acquisitions/requisitions? **No, as per documents produced before us**
- 5.15 Whether the property has been transferred by a power of attorney (POA) holder of the original landowner in favor of the loan applicant? **No, as per documents produced before us**
- 5.16 Whether the said POA holder has/had authority to sell the property under POA? **NOT APPLICABLE**
- 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 Developer in the name of ICICI HFC Ltd.**
- 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 1115435347**
Search Conducted Years: **2014 to 2026 (13 Years)**
Name of the Advocate / Searcher: **Indus Legal**
Search Report Date: **07/09/2026**



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

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.

Subject to what is stated hereinabove, we certify that **MR. MANJITKAUR MANINDER SODHI AND MR. MANINDER GURPREET SINGH SODHI** has derived 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. MANINDER GURPREET SINGH SODHI**

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 for Sale dated 22/07/2026 bearing Reg. No. TNN-02/19861/2026 executed by Aastha Housing Corporation through its authorized signatory Shri Manish Prakash Mutha and Shri. Raunak Rajan Bandelkar with consent of Suchi Lifespaces LLP through its authorized signatory Shri. Manish Prakash Mutha in favour of **Mr. Manjitkaur Maninder Sodhi and Mr. Maninder Gurpreet Singh Sodhi** along with Registration Receipt, Stamp Duty Paid Challan and Index II.
2. Original OCR issued by the Developer in favour of **Mr. Manjitkaur Maninder Sodhi and Mr. Maninder Gurpreet Singh Sodhi**.
3. Original NOC for Mortgage issued by Developer in favor of **ICICI Home Finance Company Limited**

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

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



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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

Hetal

Rajesh

Prajapati

Authorized Signatory

Advocates and Legal Consultants

Digitally signed by
Hetal Rajesh
Prajapati
Date: 2026.09.09
16:58:45 +05'30'

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