



RASHMI WADEKAR & CO.

ADVOCATE HIGH COURT

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Mumbai-400059

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APP No: 77000319504, 77000319503

Date: - 18th /25th July/4th August, 2026

Ref. No. RW-2026

Status – Positive

To

ICICI HFC Ltd.,

C-23, G-Block, Bandra Kurla Complex,

Bandra (East),

Mumbai-400051.

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of MR. BHAWANISHANKAR BANSHIDHAR KUMAWAT

PART I: PROPERTY DETAILS:

- 1. Name of the Applicant/Borrower/s: MR. BHAWANISHANKAR BANSHIDHAR KUMAWAT**
- 2. Name of the Co-applicant/s: MRS. SANTOSHIDEVI BANSIDHAR KUMAWAT**
- 3. Type of Loan: RESALE**
- 4. Purpose of Loan: HL**
- 5. Name of the Property Owner/s: MR. BHAWANISHANKAR BANSHIDHAR KUMAWAT AND MRS. SANTOSHIDEVI BANSIDHAR KUMAWAT**
- 6. Description of the Property (with Boundaries):**

Legal Verification of Documents with respect to property being a Flat No. 107, 1st Floor, adm. 34.37 Sq. Mtrs. Area (Wing –B as per Society Records) in the Building known as “Naseeb Apartment” of Society known as “Naseeb Apartment Co. Op. Hsg. Soc. Ltd.” situated at Near Bank of Baroda, Jesal Park, Kharigaon, Bhayander (East) and building is

constructed on land bearing Old Survey No. 155, Hissa No. 1 , New Survey No. 16 , Hissa No.1 of Village Khari/Bhayander, Taluka & District Thane.

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

8. **Type of Property: FREEHOLD RESIDENTIAL**

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

1. Copy of Registered Agreement for Sale dated 9th May,1983 between M/s. Empire Builders (therein referred to as the Vendors) And Mr. Ramakant Bhaskar Rane (therein referred to as the Purchaser). (Reg. No. BOM/R/1525/1983).
2. Copy of Registered Agreement for Sale dated 16th April,2019 between Mr. Ramakant Bhaskar Rane (therein referred to as the Transferor) And Mr. Swapnil Dnyaneshwar Lavhale and Mr. Dnyaneshwar Bajirao Lavhale (therein referred to as the Transferees). (Reg. No. TNN-4/4662/2019).
3. Copy of Draft Agreement for Sale between Mr. Swapnil Dnyaneshwar Lavhale and Mr. Dnyaneshwar Bajirao Lavhale (therein referred to as the Vendors) And Mr. Bhawanishankar Banshidhar Kumawat And Mrs. Santoshidevi Bansidhar Kumawat (therein referred to as the Purchasers).
4. Copy of Share Certificate No. 04 issued by “Naseeb Apartment Co. Op. Hsg. Soc. Ltd.”
5. Copy of Public Notices published in Two Daily Local News papers viz- Business Standard and Appla Mahanagar dated 13-03-2019.
6. Copy of No Claim Certificate dated 28-03-2019 issued by Adv. DROIT Legal Solutions.
7. Copy of Property Tax Receipt issued by Mira Bhayander Muncipal Corporation to R.B. Rane for property No. H020009085009.
8. Copy of Index –II dated 19-10-2013 having Reg. No. THN-7-7862-2013 of Registered Conveyance deed executed in favour of the said Society.
9. Copy of Society Registration Certificate of “Naseeb Apartment Co. Op. Hsg. Soc. Ltd.” bearing Reg. No. TNA/(TNA)/HSG/(TC)/3618/89-90. Dated 12-04-1990.

PART III: FLOW OF TITLE OF PROPERTY:

- A. We have perused the aforesaid documents and we find that, by and under Registered Agreement for Sale dated 9th May,1983, Mr. Ramakant Bhaskar Rane acquired said Flat No. 107, 1st Floor, adm. 34.37 Sq. Mtrs. Area (Wing –B as per Society Records) , in the Building known as “Naseeb Apartment” situated at Near Bank of Baroda, Jesal Park, Kharigaon, Bhayander (East) and building is constructed on land bearing Survey No. 155, Hissa No. 1 of Village Khari, Taluka & District Thane from M/s. Empire Builders for consideration and upon terms and conditions therein contained. **(THE SAID AGREEMENT IS ONE EXECUTED UNDER MOFA)**. Provided is not bearing stamp and seal of the IGR on every page , ON Perusal of Letter dated 29-10-1983 – Seems Flat owner requested IGR to Submit Original directly to HDFC bank – that means original could not get collected /returned by IGR after final authentication. We have been provided with Public Notices, No Claim Certificate stating Said original is lost and misplaced and Police Complaint shall also be documented to that effect.
- B. Thereafter society called “Naseeb Apartment Co. Op. Hsg. Soc. Ltd.” has been formed and registered on 12-04-1990 having registration No. TNA/(TNA)/HSG/(TC)/3618/89-90 and becoming member of the said society, society has issued 5 fully paid up shares of Rs.50/-each bearing distinctive nos.016 to 020 (both inclusive) held under Share Certificate No.04 issued in the name Mr. Ramakant Bhaskar Rane on _____. **(Silent on the part of date of issuance get it incorporated OR take approval).**
- C. By and under Registered Agreement for Sale dated 16th April,2019, Mr. Swapnil Dnyaneshwar Lavhale and Mr. Dnyaneshwar Bajirao Lavhale acquired said Flat and Shares from Mr. Ramakant Bhaskar Rane for consideration and upon terms and conditions therein contained.
- D. Thereafter Society transferred Said Shares in the name of Mr. Swapnil Dnyaneshwar Lavhale and Mr. Dnyaneshwar Bajirao Lavhale on 06-10-2019.
- E. Whereas by virtue of Draft Agreement for Sale , Mr. Bhawanishankar Banshidhar Kumawat And Mrs. Santoshidevi Bansidhar Kumawat have agrees to acquire the said Flat and Shares from Mr. Swapnil Dnyaneshwar Lavhale and Mr. Dnyaneshwar Bajirao Lavhale for consideration and upon terms and conditions therein contained. **Document**

furnished to us is Draft. Kindly obtain duly stamped and signed agreement in accordance with law.

- F. Construction permission /Occupancy Certificate is not available for perusal. Get technical aspects verified internally at your end.
- G. We have been provided with Index –II dated 19-10-2013 having Reg. No.THN-7-7862-2013 of Registered Conveyance deed executed in favour of the said Society. Wherein we find that land title is duly conveyed in favour of the said Society and society became absolute owner with structure standing thereon.
- H. We have been informed that as per Society Records flat is in Wing –B. However previous title deeds are silent on the part of Wing- Thus get it incorporated under Current Agreement and Obtain confirmation from Society in separate Letter OR Get it incorporated under mortgage NOC.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

Mr. Bhawanishankar Banshidhar Kumawat And Mrs. Santoshidevi Bansidhar Kumawat have agrees to acquire said Flat and Shares from Mr. Swapnil Dnyaneshwar Lavhale and Mr. Dnyaneshwar Bajirao Lavhal (**Subject to Registered Agreement for Sale**) and we have initiated Searches and Will share Search report separately with challan, Report is subject to searches.

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? **N.A.**
- 5.4 Whether the user land has been converted into Non-Agricultural for Residential use by the order of the competent Authority? **Yes.**
- 5.5 Whether up to date tax/land revenue has been paid in respect of the property?
Documents Not on records.
- 5.6 Whether all original documents for last 13/30 years have been scrutinized; if not give reasons? **Vetting Report will be issued for Originals.**
- 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**
- 5.10 What is the tenure of the land; if it is leased? _____years (remaining period)
–**N.A.**
- 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**
- 5.14 Is land/property/flat being subject to any reservations/acquisitions/requisitions? **N.A.**
- 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? **N.A.**
- 5.16 Whether the said POA holder has/had authority to sell the property under POA? **N.A.**
- 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: **-NOC from SOCIETY must be obtained**
- 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 **N.A.**
- 5.20 Whether Search Report is obtained and submitted? Separate Search Report will be issued in this regards.
Search Report Details: - **As per search report to be issued separately** Search
Conducted Years: **13 yrs.**
Name of the Advocate / Searcher: **As per search report to be issued separately**
Search Report Date: **As per search report to be issued separately**
Note: **As per search report to be issued separately**
- 5.21 Whether EC is obtained? **N.A.**
EC Details: **-N.A.**
No. of Years EC Obtained: **N.A.**

Any Encumbrance to Specify: **N.A.**

EC Applied by: **N.A.**

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 **Equitable** mortgage is created in the manner required by law, it would satisfy the requirements of creation of **Equitable** mortgage.

I/We further certify that Mr./Ms.: **BHAWANISHANKAR BANSHIDHAR KUMAWAT** has/would derive a valid, clear, marketable and unencumbered title in the property/ies stated above.

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co borrower Mr./Ms.: **BHAWANISHANKAR BANSHIDHAR KUMAWAT**.

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. **Certified True Copy of Registered Agreement for Sale dated 9th May,1983 between M/s. Empire Builders (therein referred to as the Vendors) And Mr. Ramakant Bhaskar Rane (therein referred to as the Purchaser). (Reg. No. BOM/R/1525/1983). Along with RR, SDR and Index –II. (As original is Lost and misplaced – CTC copy taken in 2018)**
2. **Original Registered Agreement for Sale dated 16th April,2019 between Mr. Ramakant Bhaskar Rane (therein referred to as the Transferor) And Mr. Swapnil Dnyaneshwar Lavhale and Mr. Dnyaneshwar Bajirao Lavhale (therein referred to as the Transferees). (Reg. No. TNN-4/4662/2019). Along with RR, SDR and Index –II.**
3. **Original Registered Agreement for Sale between Mr. Swapnil Dnyaneshwar Lavhale and Mr. Dnyaneshwar Bajirao Lavhale (therein referred to as the Vendors) And Mr. Bhawanishankar Banshidhar Kumawat And Mrs. Santoshidevi Bansidhar Kumawat (therein referred to as the Purchasers). Along with RR, SDR and Index –II.**

4. Original Share Certificate No. 04 issued by “Naseeb Apartment Co. Op. Hsg. Soc. Ltd.” duly transferred in the name of your Customer.
5. Original Public Notices published in Two Daily Local News papers viz- Business Standard and Applla Mahanagar dated 13-03-2019.
6. Original No Claim Certificate dated 28-03-2019 issued by Adv. DROIT Legal Solutions.
7. Online /Offline Police Complaint for lost and misplaced Registered Agreement for Sale dated 9th May,1983.
8. Original NOC from the **SOCIETY** addressed to the ICICI HFC., inter alia, granting its consent for creation of mortgage in your favour. **Along with Confiramtion that Subject Flat is in Wing B.**
9. Copy of Latest Property Tax / Society Maintenance Receipt.
10. Copy of Construction Permission / Occupancy Certificate (as approved by your tech team).

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

NA

Disclaimer

The report is based on the representations made in the copies of the documents submitted by you and no separate verification of original documents is carried out and no responsibility is taken for a false statements, misrepresentation 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 statutes or do not demonstrate any irregularities in respect thereof.

We have perused copies of the documents forwarded to us. Subject to the above, the title to said property is free from all sorts of encumbrances, lien, charges, mortgages, etc. The Borrower is having valid, absolute, clear and marketable title to the property.

REMARKS (if any): -

Yours Faithfully,

Rashmi
Chandrakant
Wadekar
nt Wadekar

Digitally signed by
Rashmi
Chandrakant
Wadekar
Date: 2026.08.04
14:04:26 +05'30'