



Head Office Address: B-104, Mangalya Bldg., Near Marol Metro Station, Hotel leafio Marigold, Andheri (E), Mumbai – 400059; Website: - <https://lawveritaswest.in/>.
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LEGAL SCRUTINY REPORT

Date	17/08/2026; 18/08/2026; 20/08/2026
LV Ref. ID.	LVB-AUG26-ICHF-944
Status of L.O.R.	POSITIVE
Transaction Type	Resale HL (CIDCO Allotment of Apartment)
LAN No.	77000336594

To,
ICICI HOME FINANCE,
PANVEL BRANCH

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of – MR. SWAGAT JALINDER SHINDE

PART I: PROPERTY DETAILS:

1. Name of the Applicant/Borrower/s: MR. SWAGAT JALINDER SHINDE
2. Name of the Co-applicant/s: (if any): MRS. VIDYA VISHWANATH JADHAV
3. Type of Loan: Resale HL
4. Purpose of Loan: Resale HL
5. Name of the Property Owner/s: MRS. MANASI MANOJ KULKARNI
6. Name of the Proposed Property Owner/s: MRS. VIDYA VISHWANATH JADHAV
7. Description of the Property (with Boundaries):

Flat No. 503, admeasuring about 609.990 Sq. ft. Built up area on the **5th Floor**, in **Building No KH-3-12** of the Society known as **UTSAV KH-3 Co-Operative Housing Society Ltd.**, lying being and situated at Sector-16 & 17, Kharghar, Navi Mumbai-410210, Tal. Panvel, Dist. Raigad (**Said Property**) and bounded as follows:

Boundaries: NOT PROVIDED

On or towards the East:

On or towards the West:

On or towards the North:

On or towards the South:



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8. Nature / Status of the Property: CIDCO 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 **Allotment Letter** dated 13/01/2009 bearing Ref. No. 20005089/90016799 issued by CIDCO in favour of **Ms. Mansi Manoj Kulkarni**.
2. Scanned Copy of **Registered Agreement to Sale** dated 24/03/2011 bearing Reg. No. PVL-1/7370/2011 executed by CIDCO in favour of **Mrs. Manasi Manoj Kulkarni**.
3. Scanned Copy of **Taking Over Possession by the Allottee/ Possession Receipt** dated 24/03/2011 bearing Ref. No. 20005089/90016799 issued by CIDCO in favour of **Mrs. Manasi Manoj Kulkarni**.
4. Scanned Copy of **Society Registration Certificate** dated 31/12/2012 bearing Reg. No. NBOM/CIDCO/HSG(TC)/4814/JTR/YEAR 2012-2013 issued by the Deputy Registrar of Co-operative Societies, CIDCO in the name of **Utsav KH-3 Co-operative Housing Society Limited**.
5. Scanned Copy of **Share Certificate along with its Reverse Side** dated 28/04/2013 bearing Certificate No. - 116 issued by **Utsav KH-3 Co-operative Housing Society Limited** in favour of **Smt. Manasi Manoj Kulkarni**
6. Scanned Copy of **Draft Agreement for Sale (Part Payment)** to be executed by Mrs. Manasi Manoj Kulkarni in favor of **Mrs. Vidya Vishwanath Jadhav**.

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

1. We have perused aforesaid documents shared with us and we find that the piece and parcel of land bearing Sector-16 & 17, Kharghar, Navi Mumbai-410210, Tal. Panvel, Dist. Raigad (**Said Land**) is owned by **CIDCO (Said Owners)** as per documents provided to us.
2. We have perused the above listed documents and we find from the same that City and Industrial Development Corporation of Maharashtra Ltd (hereinafter referred CIDCO) is the new town development authority declared for the area designed. As a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its Power vested under sub section 1 and 3 (A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Mah. Act No. XXXVII of 1966).
3. The state Government in pursuant to section 113 (A) of the said Act acquired the land described therein and vesting such lands in the said CIDCO of development and disposal.

4. By virtue of being the development authority the Corporation has been empowered under section 118 of the Said Act to dispose off any land acquired by it or vested it in accordance with the proposal by the State Government under the Said Act.
5. We further find that **Allotment Letter** dated 13/01/2009 bearing Ref. No. 20005089/90016799 issued by CIDCO in favour of **Ms. Mansi Manoj Kulkarni** in respect of the Said Property subject to the terms and conditions mentioned therein.
6. We further find that **Registered Agreement to Sale** dated 24/03/2011 bearing Reg. No. PVL-1/7370/2011 executed by CIDCO in favour of **Mrs. Manasi Manoj Kulkarni** related to Said Property for consideration and upon the terms and conditions mentioned therein.
7. We further find that **Taking Over Possession by the Allottee/ Possession Receipt** dated 24/03/2011 bearing Ref. No. 20005089/90016799 issued by CIDCO in favour of **Mrs. Manasi Manoj Kulkarni** in respect of the Said Property.
8. We further find that **Society Registration Certificate** dated 31/12/2012 bearing Reg. No. NBOM/CIDCO/HSG(TC)/4814/JTR/YEAR 2012-2013 issued by the Deputy Registrar of Co-operative Societies, CIDCO in the name of **Utsav KH-3 Co-operative Housing Society Limited**, under Maharashtra Co-operative Societies Act, 1960 (**Said Society**).
9. We further find that, **Share Certificate along with its Reverse Side** dated 28/04/2013 bearing Certificate No. - 116 issued by **Utsav KH-3 Co-operative Housing Society Limited** in favour of **Smt. Manasi Manoj Kulkarni**, is a registered holder of 10 fully paid-up Shares of Rs. 50/- each numbered from 1151 to 1160 (**Both Inclusive**) (**Said Shares**).

Note – The Reverse Side of Share Certificate is blank.

10. We further find that **Draft Agreement for Sale (Part Payment)** to be executed by Mrs. Manasi Manoj Kulkarni in favor of **Mrs. Vidya Vishwanath Jadhav** related to Said Property for consideration and upon terms and conditions mentioned therein

a) A sum of **Rs.2,00,000/- (Rupees Two Lakhs Only)** paid to the Vendor.

b) remaining balance amount of **Rs.70,00,000/- (Rupees Seventy Lakhs Only)** shall be paid after availing loan & own contribution from the ANY BANK / FINANCIAL INSTITUTION within 45 days from after getting Society transfer NOC..

Note: We have observed that the reference of Allotment Letter dated 13/01/2009 bearing Ref. No. 20005089/90016799 issued by CIDCO in favour of Ms. Mansi Manoj Kulkarni and Taking Over Possession by the Allottee/ Possession Receipt dated 24/03/2011 bearing Ref. No. 20005089/90016799 issued by CIDCO in favour of Mrs. Manasi Manoj Kulkarni is not captured in the draft agreement provided to us. We recommend same to be rectified prior to execution of Registered Agreement for Sale.



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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

Ref: Investigation title of the Property situated at Village Kharghar Taluka Panvel District Raigad being Flat No 503 on 5th Floor Building No KH-3-12 in Utsav KH-3 CHS Ltd. bearing Sector 16, 17

Swagat Jalinder Shinde

Dear Sir,

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

At Panvel S.R.O. Record from 2014 to 2026 (13 Years)

2014 : NIL
2015 : NIL
2016 : NIL
2017 : NIL
2018 : NIL
2019 : NIL
2020 : NIL
2021 : NIL
2022 : NIL
2023 : NIL
2024 : NIL
2025 : NIL
2026 : RECORD NOT READY

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 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 copy not shared with us. CIDCO land- confirms the Land is allotted/ considered for respective usage, thus, we are of the opinion SARFAESI may be applicable on the Said Property, 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? **Not required, please refer 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? **CIDCO 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.**
- 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? **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 the Society in favor of ICICI HFC and NOC for Mortgage issued by the CIDCO in favor of ICICI HFC**
- 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: -



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Search Conducted Years: 2014 to 2026

Name of the Advocate / Searcher: R.H. Shinde.

Search Report Date: 20/08/2026

Note:Clear.

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**.

We further certify that on execution of registered agreement, **MRS. VIDYA VISHWANATH JADHAV** has/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. SWAGAT JALINDER SHINDE & MRS. VIDYA VISHWANATH JADHAV**.

The following original documents to be collected by ICICI HFC for creation of registered/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 **Allotment Letter** dated 13/01/2009 bearing Ref. No. 20005089/90016799 issued by CIDCO in favour of **Ms. Mansi Manoj Kulkarni** in respect of the Said Property.
2. Original **Registered Agreement to Sale** dated 24/03/2011 bearing Reg. No. PVL-1/7370/2011 executed by CIDCO in favour of **Mrs. Manasi Manoj Kulkarni** along with SDR, RR and Index II.
3. Original **Taking Over Possession by the Allottee/ Possession Receipt** dated 24/03/2011 bearing Ref. No. 20005089/90016799 issued by CIDCO in favour of **Mrs. Manasi Manoj Kulkarni** in respect of the Said Property.
4. Original **Registered Agreement for Sale (Part Payment)** executed by Mrs. Manasi Manoj Kulkarni in favor of **Mrs. Vidya Vishwanath Jadhav** along with SDR, RR and Index II.
5. Original **Transfer Order** issued by CIDCO in the name of **Mrs. Vidya Vishwanath Jadhav** in respect of the Said Property.
6. Original **Share Certificate** issued by Society in the name of **Current Owner**.



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7. Original **NOC for Mortgage** issued by Society in favor of **ICICI Home Finance**.
8. Original **NOC for Mortgage** issued by CIDCO in favor of **ICICI Home Finance**.

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

1. Original **Final Order** issued by CIDCO in the name of **Mrs. Vidya Vishwanath Jadhav** in respect of the Said Property.
2. Notice of Intimation to Sub- Registrar, intimating the equitable Mortgage in favor of **ICICI Home Finance**.

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 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

Omkar
Sudhakar
Bhat

Digitally signed by
Omkar Sudhakar
Bhat
Date: 2026.08.20
12:46:26 +05'30'

**Authorized Signatory
Advocates and Legal Consultants**