



**Law Veritas
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Simple Legal Solutions

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.;

LEGAL SCRUTINY REPORT

Date	15/09/2026 , 16/09/2026; 18/09/2026, 18/09/2026
LV Ref. ID.	LVB-SEP-26-ICHF-848
Status of L.O.R.	POSITIVE
Transaction Type	RESALE
LAN No.	77000358596

To

**ICICI HOME FINANCE
Vashi Branch**

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of – **MR. MANGESH ANIL PANDAV**

PART I: PROPERTY DETAILS:

1. Name of the Applicant/Borrower/s: **MR. MANGESH ANIL PANDAV**
2. Name of the Co-applicant/s: (if any): **MRS. KAMINI PRAMOD PATIL**
3. Type of Loan: **BUILDER RESALE**
4. Purpose of Loan: **BUILDER RESALE**
5. Name of the Current Property Owner/s: **MS. PRIYANKA CHAUDHARY**
6. Name of the Proposed Property Owner/s: **MR. MANGESH ANIL PANDAV**
7. Description of the Property (with Boundaries):

Flat No.- 1907, area admeasuring **42.64 Square Meters** equivalent to 459.00 sq. ft. RERA carpet area, on the **19th Floor**, in **Sale Building No. S4+S5**, the **Wing D** in the Building/Project known as **"MARATHON NEXZONE DAFFODIL - 1"**, constructed on Land Bearing Survey Nos. 96/1, 96/2, 97/1, 97/2/1, 97/2/2, 98/6/2/1 and 98/6/2/2 area admeasuring 9408 Square Meters, lying, being & situated at Village Kolkhe, Taluka Panvel, District Raigad within the limits of Grampanchayat Kolkhe, Panchayat Samiti Panvel, 410221. **(Said Property)** and bounded as follows:-

Boundaries: NOT PROVIDED

On or towards the East: Gut NO.94/1 Boundary;

On or towards the West: Nalla;

**On or towards the North: Mumbai —Uran National Highway (N.H.4B);
On or towards the South: Nalla (Said Land).**

8. Nature / Status of the Property Land: Leasehold 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 13/07/2017 issued by Advocate Prasannna Tare in favour of **Sanvo Resorts Private Limited.**
2. Scanned Copy of Addendum Title Certificate dated 22/10/2019 issued by Advocate Prasannna Tare in favour of **Sanvo Resorts Private Limited.**
3. Scanned Copy of Registered Agreement dated 27/03/2021 bearing Registration No.- PVL-1/5112/2021 executed by Sanvo Resorts Private Limited in favour of **Ms. Priyanka Chaudhary.**
4. Scanned Copy of RERA Registration Certificate dated 08/09/2021 bearing Registration No.- P52000023254 in favour of **Sanvo Resorts Pvt. Ltd.**
5. Scanned Copy of Occupancy Certificate dated 29/04/2026 bearing Reference No.- CIDCO/NAINA/Panvel/Kolkhe/BP-00081/OC/Full/2026/1556 issued by Navi Mumbai Airport Influence Notified Area (NAINA) in favour of **M/s. Sanvo Resorts Pvt. Ltd.**
6. Scanned Copy of Draft Agreement for Sale to be executed by Ms. Priyanka Chaudhary in favour of **Mr. Mangesh Anil Pandav.**

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

1. We have perused aforesaid documents and we find that, all that piece or parcel of Land Bearing Survey Nos. 96/1, 96/2, 97/1, 97/2/1, 97/2/2, 98/6/2/1 and 98/6/2/2 area admeasuring 9408 Square Meters, lying, being & situated at Village Kolkhe, Taluka Panvel, District Raigad within the limits of Grampanchayat Kolkhe, Panchayat Samiti Panvel, 410221. **(Said Land).**
2. We further find from recital that, Mr. Dinesh Manilal Shah, Ms. Bindu Shah, Mr. Praful Manilal Shah and Ms. Falguni Manilal Shah (Said Owners) acquired Said Land.
3. We further find from recitals that, **Registered Lease Deed** dated 28/09/2006 (Serial No.6914 of 2006 (1) Mr. Dinesh Manilal Shah, (2) Ms. Bindu Dinesh Shah, (3) Mr. Praful Manilal Shah and (4) Ms. Falguni Praful Shah has granted lease/demised the Said Land in favour of **M/s. Sanvo Resorts Pvt Ltd (Said Developers)**, for premium and upon terms and conditions stated therein.
4. We further find from recitals that **Indenture of Modification** dated 03/10/2006 executed by the Land Owners in favour of **M/s. Sanvo Resorts Pvt Ltd** and modified the terms and conditions of the First Lease in the manner as stated therein in respect of Said Land.

5. We further find from the recitals that, **Registered Lease Deed** dated 20/04/2011 (Serial No.5560 of 2011) (1) Mr. Dinesh Manilal Shah, (2) Ms. Bindu Dinesh Shah, (3) Mr. Praful Manilal Shah and (4) Ms. Falguni Praful Shah has granted lease/demised the Said Land in favour of **M/s. Sanvo Resorts Pvt Ltd** modified the for **999 years** commencing from 01/04/2011 for premium and terms and conditions stated therein.
6. We further find that, **Title Certificate** dated 13/07/2017 issued by Advocate Prasanna Tare in favour of **Sanvo Resorts Private Limited**, wherein it is opined that title to the Said Land is clear, marketable and free from encumbrances.
7. We further find that, **Addendum Title Certificate** dated 22/10/2019 issued by Advocate Prasanna Tare in favour of **Sanvo Resorts Private Limited**, in respect of Said Land.
8. We further find that, **Registered Agreement** dated 27/03/2021 bearing Registration No.- PVL-1/5112/2021 executed by Sanvo Resorts Private Limited in favour of **Ms. Priyanka Chaudhary**, in respect of Said Property for consideration and upon terms and conditions mentioned therein.
9. We further find that, **RERA Registration Certificate** dated 08/09/2021 bearing Registration No.- P52000023254 in favour of **Sanvo Resorts Pvt. Ltd.**, related to Project known as “**Marathon Nexzone Daffodil - 1**”.

Note: - As Per Information available on RERA Web Site and we have found following Pending Litigations and the Said Land is free from encumbrances except the encumbrances of Piramal Trusteeship Services Private Limited.

Litigation Details

Is there any litigation against this proposed project : No

Financial Encumbrance Documents

Do you have Financial Encumbrance : Yes

#	Asset Details/ID	Name of the Lender	Charge holder (Name of the trustee)	Secured Amount	Is available in CERSAI Report
1	200071116824	Piramal Capital and Housing Finance Ltd	PIRAMAL TRUSTEESHIP SERVICES PRIVATE LIMITED	2450000000	Yes

- PROPOSED COMPLETION DATE (ORIGINAL): 30/12/2025

Note:- We have not perused NOC/ROC from Piramal Trusteeship Services Private Limited since this is a case of resale.

10. We further find that, **Occupancy Certificate** dated 29/04/2026 bearing Reference No.- CIDCO/NAINA/Panvel/Kolkhe/BP-00081/OC/Full/2026/1556 issued by Navi Mumbai Airport Influence Notified Area (NAINA) in favour of **M/s. Sanvo Resorts Pvt. Ltd.**, wherein granted permission to occupy **Sale Building S4 + S5 – Wing D**, constructed on the Said Land subject to compliance and upon terms and conditions mentioned therein.

11. We further find that, **Draft Agreement for Sale** to be executed by Ms. Priyanka Chaudhary in favour of **Mr. Mangesh Anil Pandav**, related to sell of the Said Property.

- c) The Purchaser shall pay the Balance amount of **Rs. 59,39,000/- (Rupees FIFTY NINE LAKH THIRTY NINE THOUSAND Only)** after availing Loan from any Financial Institution or Bank within **45 Working days** from the date of registration of this Agreement for Sale.
- d) Time for payment of balance amount is the essence of this Agreement. The Seller shall provide to the Purchaser, a good, clear

WE HAVE BEEN PROVIDED DRAFT AGREEMENT PLEASE OBTAIN REGISTERED AGREEMENT FOR SALE PRIOR DISBURSAL. SINCE DRAFT AGREEMENT IS PROVIDED, TO ENSURE ABOUT THE POSSESSION OF THE SAID PROPERTY ONCE THE AGREEMENT GET REGISTERED BETWEEN SELLER 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 Flat No.-1907, areaadmeasuring42.64 Square Metersequivalent to 459.00sq. ft.RERA carpetarea,on the 19thFloor,in Sale Building No. S4+S5,the Wing DintheBuilding/Project known as “MARATHON NEXZONE DAFFODIL - 1”,constructed on Land Bearing Survey Nos. 96/1, 96/2, 97/1, 97/2/1, 97/2/2, 98/6/2/1 and 98/6/2/2area admeasuring 9408 Square Meters Lying And Being Situated At Village kolkhe, Taluka Panvel, District Raigad.

MR. MANGESH ANIL PANDAV

Dear Sirs,

As per your instructions I have caused to taken out the search in the offices of the Sub-Registrar of Assurances at **Panvel** S.R.O Record 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 the year 2014 to 2026 (13 Years)

2014 – Entry Found

PVL-2-2265	Mortgage Deed	25/03/2014
2014	Rs. 250000000/-	25/03/2014

Sanvo Resorts Pvt Ltd. & Marathon Realty Pvt Ltd. Through Authorized Signatory Mr. Sagar Gala.

To



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Capital First Ltd. Through Authorized Signatory Mr. Nilesh Singh.

Schedule: Survey No 95/4, 97/2, 98/6C & Others, Village Kolkhe, Taluka Panvel District Raigad. Area 1596000 Sq Ft.

PVL-2-4722	Mortgage Deed	27/06/2014
2014	Rs. 4000000000/-	27/06/2014

Sanvo Resorts Pvt Ltd. & Marathon Realty Pvt Ltd. Through Authorized Signatory Mr. Sagar Gala.

To

Capital First Ltd. Lender Through Authorized Signatory Mr. Nilesh Singh.

Schedule: Survey No 95/4, 97/2, 98/6C & Others, Village Kolkhe, Taluka Panvel District Raigad. Area 1596000 Sq Ft.

2015 – Entry Found

PVL-3-4516	Mortgage Deed	05/08/2015
2015	Rs. 10000000000/-	05/08/2015

Sanvo Resorts Pvt Ltd. & Marathon Realty Pvt Ltd. On behalf of the Senior Manager Finance Mr. Sagar Gala.

To

Capital First Ltd. On behalf of the Assistant Vice President Authorized Person Mr. Nilesh Singh.

Schedule: Survey No 95 HISSA NO.4, 2, 3A, 3B, 1 & 97 HISSA NO.2, 1 & 98 HISSA NO.6C, 6A(1), 6A(2), 6B, 6D & 96 & 94 HISSA NO.1D Village Kolkhe, Taluka Panvel District Raigad. Area 1596000 Sq Ft.

PVL-3-5086	Reconveyance	04/09/2015
2015	Rs. 0/-	04/09/2015

Capital First Ltd. On behalf of the Assistant Vice President Legal Mr. Nilesh Singh.



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To

Sanvo Resorts Pvt Ltd. & Marathon Realty Pvt Ltd. On behalf of the Senior Manager Finance & Authorized Person Mr. Sagar Gala.

Schedule: Survey No 95 HISSA NO.4, 2, 3A, 3B, 1 & 97 HISSA NO.2, 1 & 98 HISSA NO.6C, 6A(1), 6A(2), 6B, 6D & 96 & 94 HISSA NO.1D, Doc No 2010-2013, Village Kolkhe, Taluka Panvel District Raigad. Area 1596500 Sq Ft.

PVL-3-5087	Reconveyance	04/09/2015
2015	Rs. 0/-	04/09/2015

Capital First Ltd. On behalf of the Assistant Vice President Legal Mr. Nilesh Singh.

To

Sanvo Resorts Pvt Ltd. & Marathon Realty Pvt Ltd. On behalf of the Senior Manager Finance & Authorized Person Mr. Sagar Gala.

Schedule: Survey No 95 HISSA NO.4, 2, 3A, 3B, 1 & 97 HISSA NO.2, 1 & 98 HISSA NO.6C, 6A(1), 6A(2), 6B, 6D & 96 & 94 HISSA NO.1D, Doc No 2265-2014, Village Kolkhe, Taluka Panvel District Raigad. Area 1596000 Sq Ft.

PVL-3-5088	Reconveyance	04/09/2015
2015	Rs. 0/-	04/09/2015

Capital First Ltd. On behalf of the Assistant Vice President Legal Mr. Nilesh Singh.

To

Sanvo Resorts Pvt Ltd. & Marathon Realty Pvt Ltd. On behalf of the Senior Manager Finance & Authorized Person Mr. Sagar Gala.

Schedule: Survey No 95 HISSA NO.4, 2, 3A, 3B, 1 & 97 HISSA NO.2, 1 & 98 HISSA NO.6C, 6A(1), 6A(2), 6B, 6D & 96 & 94 HISSA NO.1D, Doc No 5129-2013, Village Kolkhe, Taluka Panvel District Raigad. Area 1596500 Sq Ft.

PVL-3-5089	Reconveyance	04/09/2015
2015	Rs. 0/-	04/09/2015

Capital First Ltd. On behalf of the Assistant Vice President Legal Mr. Nilesh Singh.

To

Sanvo Resorts Pvt Ltd. & Marathon Realty Pvt Ltd. On behalf of the Senior Manager Finance & Authorized Person Mr. Sagar Gala.

Schedule: Survey No 95 HISSA NO.4, 2, 3A, 3B, 1 & 97 HISSA NO.2, 1 & 98 HISSA NO.6C, 6A(1), 6A(2), 6B, 6D & 96 & 94 HISSA NO.1D, Doc No 4722-2014, Village Kolkhe, Taluka Panvel District Raigad. Area 1596000 Sq Ft.

2016 – NIL
2017 – Entry Found

PVL-3-904	Reconveyance	27/02/2017
2017	Rs. 0/-	27/02/2017

Capital First Ltd. Authorized Person Mrs. Akshita Dubey.

To

Sanvo Resorts Pvt Ltd. & Marathon Realty Pvt Ltd. On behalf of the Authorized Person Mr. Sagar Gala.

Schedule: Survey No 95 HISSA NO.4, 2, 3A, 3B, 1 & 97 HISSA NO.2, 1 & 98 HISSA NO.6C, 6A(1), 6A(2), 6B, 6D & 96 & 94 HISSA NO.1D, Doc No 4516-2015, Village Kolkhe, Taluka Panvel District Raigad. Area 1596000 Sq Ft.

PVL-3-906	Mortgage Deed	27/02/2017
2017	Rs. 1250000000/-	27/02/2017

Sanvo Resorts Pvt Ltd. & Marathon Realty Pvt Ltd. On behalf of the Authorized Person Mr. Sagar Gala.

To



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IndusInd Bank Ltd.

Schedule: Survey No 95 HISSA NO.4, 2, 3A, 3B, 1 & 97 HISSA NO.2, 1 & 98 HISSA NO.6C, 6A(1), 6A(2), 6B, 6D & 96 & 94 HISSA NO.1D, Doc No 4516-2015, Village Kolkhe, Taluka Panvel District Raigad. Area 1570958 Sq Ft.

PVL-3-1481	Supplementary Agreement	18/03/2017
2017	Rs. 0/-	18/03/2017

Sanvo Resorts Pvt Ltd. & Marathon Realty Pvt Ltd. On behalf of the Authorized Person Mr. Sagar Gala.

To

IndusInd Bank Ltd.

Schedule: Survey No 95 HISSA NO.4, 2, 3A, 3B, 1 & 97 HISSA NO.2, 1 & 98 HISSA NO.6C, 6A(1), 6A(2), 6B, 6D & 96 & 94 HISSA NO.1D, Doc No 3-906-2017, Village Kolkhe, Taluka Panvel District Raigad. Area 1570958 Sq Ft.

PVL-3-8573	Mortgage Deed	29/12/2017
2017	Rs. 3250000000/-	29/12/2017

Sanvo Resorts Pvt Ltd. & Marathon Realty Pvt Ltd. Through Director Mr. Chetan Shah.

To

Piramal Trusteeship Services Pvt Ltd. Mortgage Security Trustee Through Authorized Signatory Mrs Archana Satish Bhatia.

Schedule: Survey No 95/4, 97/2, 98/6C, 95/2 & Others, Doc No 1300900/602/2017, Village Kolkhe, Taluka Panvel District Raigad. Area 2857746 Sq Ft.

2018 – Entry Found

PVL-3-750	Reconveyance	24/01/2018
2018	Rs. 1250000000/-	24/01/2018



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IndusInd Bank Ltd. Through Power Mrs. Shivangi Agrawal.

To

Sanvo Resorts Pvt Ltd. & Marathon Realty Pvt Ltd. On behalf of the Authorized Person Mr. Sagar Gala.

Schedule: Survey No 94/1D, 95/1, 95/2, 95/3A, 95/3B, 95/4, 96/0, 97/1, 97/2, 98/6A/1, 98/6A/2, 98/6B, 98/6C, 98/6D, Doc No 906-2017, 1481-2017, Village Kolkhe, Taluka Panvel District Raigad. Area 1570958 Sq Ft.

2019 – NIL
2020 – NIL
2021 – Entry Found

PNV-1-5112	Agreement For Sale	27/03/2021
2021	Rs. 4733604/-	08/06/2021

M/s. Sanvo Resort Private Limited through Sales Manager and Authorized Person Mr. Rishi Audich through Power of Attorney Ms. Sheena Narkatara

To

Mrs. Priyanka Chaudhary

Schedule: Flat No. 1907, 19th Floor, S4+S5, D-Wing, Daffodil, Marathon Nexzone-Daffodil, near Palaspe Phata, JNPT Expressway, Panvel, Navi Mumbai – 410206, carpet area 42.64 Sq. Mtr. (459 Sq. Ft.) and balcony area 3.13 Sq. Mtr. as per RERA, with one car parking, Survey Nos. 94/1D, 95/1, 95/2, 95/3A, 95/3B, 95/4, 96/0, 97/1, 97/2, 98/6A/1, 98/6A/2, 98/6B, 98/6C and 98/6D, Village Kolkhe, Taluka Panvel, District Raigad.

PVL-3-5788	Mortgage Deed	20/03/2021
2021	Rs. 2710000000/-	23/03/2021

Sanvo Resorts Pvt Ltd. On behalf of the DGM-CFA & Authorized Person Mr. Nilesh.

To

IDBI Trusteeship Services Ltd Through Chief Manager Mr. Pardip Hande.



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Schedule: Survey No 95/1/2/1, 94/1/D/1, 94/1/D/2, 95/1/2/2, 95/1/2/3, 95/2/2, 95/3/2/1, 95/3/2/2, 95/4, 96/1, 96/2, 97/1, 97/2/1, 97/2/2, 98/6/2/1, 98/6/2/2, Village Kolkhe, Taluka Panvel District Raigad

PVL-3-11876	Reconveyance	26/07/2021
2021	Rs.3250000000/-	28/07/2021

Sanvo Resort Private Limited through Authorized Person Mr. Nilesh Dand
Marathon Realty Private Limited through Director Mr. Nilesh Dand

To

Piramal Trusteeship Services Private Limited through Authorized Person Mrs. Archana Satish Bhatia

Schedule: All that piece and parcel of property situated at Mouje Kolkhe, Taluka Panvel, District Raigad, bearing Survey Nos.94/1D, 95/1, 95/2, 95/3A, 95/3B, 95/4, 96/0, 97/1, 97/2, 98/6A/1, 98/6A/2, 98/6B, 98/6C and 98/6D, admeasuring 2,857,746 Sq.Ft., being the subject matter of the Reconveyance Deed in respect of the Mortgage Deed registered as PNV-3-8573/2017 dated 29/12/2017, for a loan amount of Rs.325,00,00,000/- (Rupees Three Hundred Twenty-Five Crores).

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 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? **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? **Leasehold 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 Developer in favor of ICICI HFC. NOC for Mortgage issued by the Lessor 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: - **MH010385761202627U**
Search Conducted Years: **2014 to 2026**
Name of the Advocate / Searcher: **HARISH MESTRY**
Search Report Date: **17/09/2026**
Note: **Status- 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 upon execution of Registered Agreement **MR. MANGESH ANIL PANDAV** 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. MANGESH ANIL PANDAV**.

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 Registered Agreement dated 27/03/2021 bearing Registration No.- PVL-1/5112/2021 executed by Sanvo Resorts Private Limited in favour of **Ms. Priyanka Chaudhary**, related to the Said Property, along with Registration Receipt, Stamp Duty Paid Receipt and Index II.
2. Original Registered Agreement for Sale to be executed by Ms. Priyanka Chaudhary in favour of **Mr. Mangesh Anil Pandav**, related to the Said Property, along with Registration Receipt, Stamp Duty Paid Receipt and Index II.
3. Original NOC for Mortgage issued by Developer in favor of **ICICI HFC**.
4. Original NOC for Mortgage issued by Lessor in favor of **ICICI HFC**./ Notarized Indemnity cum Declaration from Borrower as per **ICICI HFC** Internal Policy.

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

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

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.



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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

Sunit

Chikhal

Digitally signed
by Hetal Sunit
Chikhal
Date: 2026.09.18
16:20:53 +05'30'

Authorized Signatory

Advocates and Legal Consultants

**Law Veritas
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