



Poonam A. Khare

B.Sc., LL.B.
ADVOCATE & NOTARY (Govt. of India)
Ref. No. 1831/PK/ICICI HFC/SEP 2026

Mob: 9820408472
Tel: 022-2746 4548

Date: 17.09.2026

Revised Legal opinion

Status Positive

To

ICICI HFC Ltd.

Branch: Panvel

Dear Sir/Madam,

Application No: 77000345988

Legal Scrutiny Report in respect of the file of MRS. RASHMI JETHALAL MANGE (Applicants).

PART I: PROPERTY DETAILS:-

1. Name of the Applicant/Borrower/s: MRS. RASHMI JETHALAL MANGE.
2. Name of the Co-applicant/s: (if any): JETHALAL BABULAL MANGE
3. Type of Loan: – HOME LOAN (HL – Resale in Society, under Free hold land in which society is formed)
4. Purpose of Loan: HOME LOAN
5. Name of the Property Owner/s: MR. DEEPAK TABHJI SOLANKI.
6. Description of the Property:

Flat No. 0601, on 6th Floor, Building No. 6, admeasuring. 437.89 Sq. Ft., Carpet area (equivalent to 40.68 Sq. Mtrs) Plus 0.00 Sq. mtrs Deck Area and 0.00Sq. mtrs Utility area , in the Project “**RUNWAL GARDANS PHASE I**”, **Tower 6**, and the society known as “**RUNWAL GARDANS TOWER 1 TO 6 CO-OPERATIVE HOUSING SOCIETY LTD.**” situated at NA land bearing Survey 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/9, 4/10, 4/11, 5/1, 5/2, 5/3, 5/4, 5/5, 5/6, 6/1, 6/2, 6/3, 7/1, 7/2A, 7/2B, 7/2C, 7/3A, 7/3B, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9, 9/1, 9/2, 9/3, 9/4, 9/5, 9/6, 9/7, 9/8, 10, 11, 12/1, 12/2, 12/3, 12/4, 12/5, 12/6, 12/7, 12/8, 12/9, 12/10, 12/11, 12/12, 12/13, 12/14, 13, 14/1, 14/2A, 14/2B, 14/3, 14/4, 14/5, 15, 17/1, 17/2, 17/3, 17/4, 17/5, 17/6, 17/7, 17/8, 17/9, 17/10, 17/11, 18, 19, 22, 23/1, 23/2, 23/3, 23/10, 37/1, 37/2B, 37/2C, 37/2D, 37/3, 37/4, 37/21, 38/1, 38/2, 39/1, 39/2, 39/3, 40, 41/1A, 41/1B, 41/2, 41/3, 41/4, 44/1, 44/4, 44/5A, 44/5B, 44/6A, 44/6B, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 44/13, 44/14, 44/15, 44/16, 44/17, 44/18, 44/19, 49, 50/1, 50/2, 50/3 at Village Gharivali and bearing S. Nos. 44/1, 44/2, 44/3, 44/4, 44/5, 44/6, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 45/1, 45/2, 45/3, 45/4, 45/5A, 45/5B, 45/6, 46/1, 46/2A, 46/2B, 46/3, 47, 49, 50, 51(pt), 52/1, 52/2, 53/1A, 53/1B, 53/2A, 53/2B, 53/3A, 53/3B, 94(pt), at Village Usarghar, in aggregate, admeasuring 4,65,228 square metres, lying and being and situate at Tal. Kalyan, District Thane. (Hereinafter referred as the “Said Flat”).



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7. Nature / Status of the Property: Freehold - Flat.

8. Type of Property: Residential.

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

1. A Xerox Copy of Agreement for Sale dated 23.06.2020 executed between M/s. Runwal Residency Private Limited ("The Promoter") and **Mr. Deepak T. Solanki** ("The Allottee"), the same document is duly stamped & registered at Joint Sub-Registrar of Assurance, Kalyan-3, vide documents serial no. Kalyan-3-3526-2020, dated 23.06.2020, along with copy of registration receipt and Index I.
2. A Xerox Copy of Draft Agreement for Sale executed between **Mr. Deepak Tabhji Solanki** (The Transferor) and **Mrs. Rashmi Jethalal Mange**. (The Transferee), the same document is duly stamped and Registered as per the Bombay Stamped Act, 1958 and registered under the provisions of the Indian Registration Act, 1908.
3. A Xerox Copy of Society Registration Certificate namely "**RUNWAL GARDANS TOWER 1 TO 6 CO-OPERATIVE HOUSING SOCIETY LTD.**", under Registration No. TNA/ DOM/ HSG/ (TC)/ 36580/ YEAR 2024, dated 30.01.2024.
4. A Xerox Copy of Sale NOC (ROC) issued by Vistra ITCL (India) Ltd., in favour **Mr. Deepak Tabhji Solanki, dated 09.03.2020.**
5. A Xerox Copy of Possession letter issued by Promoter in favour of **Mr. Deepak Tabhji Solanki, dated 17.05.2023.**

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

Whereas The NA land bearing Survey 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/9, 4/10, 4/11, 5/1, 5/2, 5/3, 5/4, 5/5, 5/6, 6/1, 6/2, 6/3, 7/1, 7/2A, 7/2B, 7/2C, 7/3A, 7/3B, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9, 9/1, 9/2, 9/3, 9/4, 9/5, 9/6, 9/7, 9/8, 10, 11, 12/1, 12/2, 12/3, 12/4, 12/5, 12/6, 12/7, 12/8, 12/9, 12/10, 12/11, 12/12, 12/13, 12/14, 13, 14/1, 14/2A, 14/2B, 14/3, 14/4, 14/5, 15, 17/1, 17/2, 17/3, 17/4, 17/5, 17/6, 17/7, 17/8, 17/9, 17/10, 17/11, 18, 19, 22, 23/1, 23/2, 23/3, 23/10, 37/1, 37/2B, 37/2C, 37/2D, 37/3, 37/4, 37/21, 38/1, 38/2, 39/1, 39/2, 39/3, 40, 41/1A, 41/1B, 41/2, 41/3, 41/4, 44/1, 44/4, 44/5A, 44/5B, 44/6A, 44/6B, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 44/13, 44/14, 44/15, 44/16, 44/17, 44/18,



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44/19, 49, 50/1, 50/2, 50/3 at Village Gharivali and bearing S. Nos. 44/1, 44/2, 44/3, 44/4, 44/5, 44/6, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 45/1, 45/2, 45/3, 45/4, 45/5A, 45/5B, 45/6, 46/1, 46/2A, 46/2B, 46/3, 47, 49, 50, 51(pt), 52/1, 52/2, 53/1A, 53/1B, 53/2A, 53/2B, 53/3A, 53/3B, 94(pt), at Village Usarghar, in aggregate, admeasuring 4,65,228 square metres, lying and being and situate at Tal. Kalyan, District Thane was originally owned & possessed by M/s. Runwal Residency Private Limited.

And Whereas By Amended order dated 21.09.2018 passed by the Hon'ble Bombay High Court in suit No. 431 of 2015, duly stamped & registered at Sub - Registrar of Assurance, Kalyan-2, vide document serial no. KLN2-13206-2018, dated 21.09.2018 in said agreement land admeasuring 2,60,628 sq. mtrs was transfer favour of M/s. Runwal Residency Private Limited.

And Whereas By Amended order dated 05.10.2018 passed by the Hon'ble Bombay High Court in suit No. 431 of 2015, duly stamped & registered at Sub - Registrar of Assurance, Kalyan-2, vide document serial no. KLN2-532/2019, dated 05.10.2018 in said agreement land admeasuring 2,00,000 sq. mtrs was transfer favour of M/s. Runwal Residency Private Limited.

And Whereas By Sale Deed dated 27.12.2019 executed between by M/s. Runwal Residency Private Limited, duly stamped & registered at Sub - Registrar of Assurance, Kalyan-4, vide document serial no. KLN4-438/2020, dated 27.12.2019.

And Whereas By Mortgage Deed dated 05.03.2019 executed between M/s. Runwal Residency Private Limited AND Vistra ITCL (India) Limited, duly stamped & registered at Sub - Registrar of Assurance, Kalyan-2, vide document serial no. KLN2-3023-2019, dated 05.03.2019.

And Whereas By supplementary Mortgage Deed dated. 25.04.2019 executed between M/s. Runwal Residency Private Limited AND Vistra ITCL (India) Limited, duly stamped & registered at Sub - Registrar of Assurance, Kalyan-4, vide document serial no. KLN4-5669-2019, dated 25.04.2019.

And Whereas By supplementary Mortgage Deed dated. 20.01.2020 executed between M/s. Runwal Residency Private Limited AND Vistra ITCL (India) Limited, duly stamped & registered at Sub - Registrar of Assurance, Kalyan-4, vide document serial no. KLN4-1197-2020, dated 20.01.2020.

And Whereas By supplementary Mortgage Deed dated. 25.08.2020 executed between M/s. Runwal Residency Private Limited AND Vistra ITCL (India) Limited, duly stamped & registered at Sub - Registrar of Assurance, Kalyan-2, vide document serial no. KLN2-6855-2020, dated 25.08.2020.

And Whereas By supplementary Mortgage Deed dated. 08.02.2021 executed between M/s. Runwal Residency Private Limited AND Vistra ITCL (India) Limited, duly stamped & registered at Sub - Registrar of Assurance, Kalyan-2, vide document serial no. KLN2-3189-2021, dated 08.02.2021.

And Whereas By Mortgage Deed dated 19.07.2022 executed between M/s. Runwal Residency Private Limited AND Indusind Bank Limited, duly stamped & registered at Sub - Registrar of Assurance, Kalyan-4, vide document serial no. KLN4-9786-2022, dated 19.07.2022.

And Whereas MMRDA had issued Layout Approved Letter bearing No. SROT/Growth Centre/2401/BP/ITP-Layout/Usarghar-Gharivali- Sagaon-01/1776/2019 dated 24.09.2019, which was further amended vide Amended Layout Approved Letter bearing No. SROT/Growth Centre/2401/BP/ITP-Amend Layout/Usarghar-GharivaliSagaon-01/440/2020 dated 25/06/2020. Copy of Amended Layout dated 25/06/2020 is annexed hereto as Annexure "G". MMRDA had issued Commencement Certificate bearing No. SROT/27 Villages/2401/ITP CC/ Usarghar-Gharivali-Sagaon-01/SiteA/1777/2019 dated 24/09/2019, which was further amended vide Amended Commencement Certificate (Site-A) bearing No. SROT/Growth Centre/2401/BP/ITPUsarghar-Gharivali-Sagaon-01/Site-A/Vol.XI/501//2020 dated 30- 07-2020. Copy of the Amended Commencement Certificate dated 30-07-2020, for construction of the buildings on the said property.



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The Builder/Developer accordingly commenced the construction of building in the project to be always known as **“RUNWAL GARDANS PHASE I”**.

And Whereas The Builder/Developer M/s. Runwal Residency Private Limited and Builders have got their project registered under Maharashtra Real Estate Regulatory Authority and obtained the RERA Certificate, P51700022699, dated 09/05/2025.

And Whereas vide Occupancy Certificate issued by MMRDA, for building no. 5, 6 & 9, in phase I, in the name of M/s. Runwal Residency Private Limited, vide letter ref no. SROT/Growth Center/ 2401/ BP/ ITP-Usarghar-Gharivali-01/ OC Buildings, 5, 6 & 9/ Vol-39/ 509/ 2023, dated 28.03.2023.

And Whereas vide Sale NOC (ROC) issued by Vistra ITCL (India) Ltd., in favour **Mr. Deepak Tabhji Solanki, dated 09.03.2020**

And Whereas By Agreement for Sale dated 23.06.2020 executed between M/s. Runwal Residency Private Limited (“The Promoter”) and **Mr. Deepak T. Solanki** (“The Allottee”), the same document is duly stamped & registered at Joint Sub-Registrar of Assurance, Kalyan-3, vide documents serial no. Kalyan-3-3526-2020, dated 23.06.2020. The Promoter had sold the Flat No. 0601, on 6th Floor, Building No. 6, admeasuring. 437.89 Sq. Ft., Carpet area (equivalent to 40.68 Sq. Mtrs) Plus 0.00 Sq. mtrs Deck Area and 0.00Sq. mtrs Utility area, in the Project **“RUNWAL GARDANS PHASE I”, Tower 6**, to the Purchaser **Mr. Deepak Tabhji Solanki**.

And Whereas vide Possession letter issued by Promoter in favour of **Mr. Deepak Tabhji Solanki, dated 17.05.2023**.

And Whereas All the flat owners have formed and got registered a cooperative housing society under the name and style of **“RUNWAL GARDANS TOWER 1 TO 6 CO-OPERATIVE HOUSING SOCIETY LTD.”**, under Registration No. TNA/ DOM/ HSG/ (TC)/ 36580/ YEAR 2024, dated 30.01.2024, under the provisions of the Maharashtra Co-operative Societies Act 1960.

And Whereas Mr. Deepak Tabhji Solanki is the registered member of the above said society.

And Whereas Mr. Deepak Tabhji Solanki have desire to sell the above said flat to **Mrs. Rashmi Jethalal Mange**.

And Whereas It is Seen from Search Report done by our Search Clerk Registered Agreement for Sale dated 03.09.2026 executed between **Mr. Deepak Tabhji Solanki** (The Transferor) and **Mrs. Rashmi Jethalal Mange**. (The Transferee), the same document is duly stamped & registered at Joint Sub-Registrar of Assurance, Kalyan-4, vide documents serial no. Kalyan-4-17348-2026, dated 03.09.2026. **(Not Perused)**

And Whereas As per Mail confirmation Share certificate not yet issued to the society members and same will be mentioned in Mortgage NOC.

And Whereas it is seen from RERA site the builder availed loan from ICICI Bank, By Mortgage Deed dated 10.08.2023 executed between M/s. Runwal Residency Private Limited AND ICICI Bank



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Limited, duly stamped & registered at Sub - Registrar of Assurance, Kalyan-4, vide document serial no. KLN4-11505-2023, dated 10.08.2023.

And Whereas it is seen from RERA site the builder availed loan from ICICI Bank, By Mortgage Deed dated 20.05.2025 executed between M/s. Runwal Residency Private Limited AND ICICI Bank Limited, duly stamped & registered at Sub - Registrar of Assurance, Kalyan-3, vide document serial no. KLN3-8560-2025, dated 20.05.2025.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

1. Copy of Agreement for Sale dated 23.06.2020 executed between M/s. Runwal Residency Private Limited ("The Promoter") and **Mr. Deepak T. Solanki** ("The Allottee"), the same document is duly stamped & registered at Joint Sub-Registrar of Assurance, Kalyan-3, vide documents serial no. Kalyan-3-3526-2020, dated 23.06.2020.
2. Copy of Registered Agreement for Sale dated 03.09.2026 executed between **Mr. Deepak Tabhji Solanki** (The Transferor) and **Mrs. Rashmi Jethalal Mange.** (The Transferee), the same document is duly stamped & registered at Joint Sub-Registrar of Assurance, Kalyan-4, vide documents serial no. Kalyan-4-17348-2026, dated 03.09.2026.(**Not Perused**)

PART V: OTHER PROVISIONS:

- 5.1 Whether provisions of urban land ceiling act are applicable? **NO**
- 5.2 Whether any property/i.e. 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? (**Non-Agricultural for Residential use**)
- 5.5 Whether up to date tax/land revenue has been paid in respect of the property? **Yes**
- 5.6 Whether all original documents for last 13/30 years have been scrutinized; if not give reasons? **Yes**



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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, Subject to Plot Mortgage in ICICI Bank Limited, but the subject Flat is Free from registered encumbrance.**

5.10 What is the tenure of the land; if it is leased? _____ years (remaining period) (Free Hold 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 Whether the property has been transferred by a power of attorney (POA) holder of the original landowner in favour of the loan applicant? **No**

5.15 Whether the said POA holder has/had authority to sell the property under POA? **Not applicable**

5.16 Whether POA as recorded in 5.15 is registered? **Not applicable.**

5.17 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 - **Yes NOC form Society** - Mortgage NOC issued by Society, in favor of **ICICI HFC Limited**

5.18 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. **NO**

5.19 Whether Search Report is obtained and submitted? **Yes**

Search Report Details:-



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Reg: Search report of the, Flat No: 601, 6th Floor, Building No: 6, Survey No: 4/1,4/2, 4/3,4/4, 4/5,4/6,4/9, 4/10, 4/11, 5/1, 5/2, 5/3, 5/4, 5/5, 5/6, 6/1,6/2,6/3,7/1, 7/2A,7/2B,7/2C, 7/3A,7/3B,8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9, 9/1, 9/2, 9/3, 9/4, 9/5, 9/6, 9/7, 9/8, 10, 11, 12/1, 12/2, 12/3, 12/4, 12/5, 12/6, 12/7, 12/8, 12/9, 12/10, 12/11, 12/12, 12/13, 12/14, 13, 14/1, 14/2A, 14/2B, 14/3, 14/4, 14/5, 15, 17/1, 17/2, 17/3, 17/4, 17/5, 17/6, 17/7,17/8, 17/9,17/10,17/11, 18,19, 22, 23/1, 23/2, 23/3, 23/10, 37/1,37/2B,37/2C, 37/2D, 37/3,37/4, 37/21,38/1,38/2, 39/1,39/2, 39/3, 40, 41/1A 41/1B,41/2,41/3, 41/4, 44/1, 44/4, 44/5A, 44/5B, 44/6A, 44/6B, 44/7, 44/8, 44/9,44/10,44/11, 44/12,44/13, 44/14, 44/15, 44/16, 44/17,44/18, 44/19,49,50/1, 50/2,50/3, Mouje Usarghar Survey No. 44/1, 44/2, 44/3,44/4,44/5, 44/6,44/7,44/8, 44/9,44/10,44/11, 44/12, 45/1,45/2, 45/3, 45/4, 45/5A, 45/5B, 45/6,46/1, 46/2A,46/2B,46/3, 47, 49, 50, 51(Part(, 52/1,52/2, 53/1A, 53/1B,53/2A, 53/2B,53/3A,53/3B, 94(Part), Building Name: Runwal Gardens Tower 1 To 6, CHS Ltd, Village Name: Gharivali, Taluka: Kalyan, Dis: Thane.

As per your instruction, we have taken search through our search Clerk Mr. Manoj Mahadik of the above said property in the Sub-registrar offices at KALYAN through the available Index Registrar kept in the office. The Search was taken from the Year 2014 to 2026 i.e. last 13 years and during Search the entries have been found as mentioned below. The Search report prepared by her and Paid Govt. Fee of Rs. 325/-, Dated 04/09/2026 & Receipt No. MH009658600202627U / 2026, is enclosed for your record and Information.

Account Name: Mrs. Rashmi J. Mange.

Years	Transaction (Sub –Registrar Kalyan-1,2,3,4,5.)				
2014	Available Index Checked No Adverse Entry Found.				
2015	Available Index Checked No Adverse Entry Found.				
2016	Available Index Checked No Adverse Entry Found.				
2017	Available Index Checked No Adverse Entry Found.				
2018	Available Index Checked No Adverse Entry Found.				
2019	Available Index Checked No Adverse Entry Found.				
2020	Available Index Checked Transaction As Below.				
2021	Available Index Checked No Adverse Entry Found.				
2022	Available Index Checked No Adverse Entry Found.				
2023	Available Index Checked No Adverse Entry Found.				
2024	Available Index Checked No Adverse Entry Found.				
2025	Available Index Checked No Adverse Entry Found.				
2026	Available Index Checked Transaction As Below.				
Transaction	Description of Property	Seller's Name	Purchaser's Name	Date of Agreement	Registration Date



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2020	Flat No: 601, 6 th Floor, Building No: 6, Survey No: Survey No: 4/1,4/2, 4/3, 4/4, 4/5, 4/6,4/9, 4/10, 4/11, 5/1, 5/2, 5/3, 5/4, 5/5, 5/6, 6/1,6/2,6/3, 7/1,7/2A, 7/2B,7/2C, 7/3A,7/3B, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9, 9/1, 9/2, 9/3, 9/4, 9/5, 9/6, 9/7, 9/8, 10, 11, 12/1, 12/2, 12/3, 12/4, 12/5, 12/6, 12/7, 12/8, 12/9, 12/10, 12/11, 12/12, 12/13, 12/14, 13, 14/1, 14/2A, 14/2B, 14/3, 14/4, 14/5, 15, 17/1, 17/2, 17/3, 17/4, 17/5, 17/6, 17/7,17/8, 17/9,17/10, 17/11, 18,19, 22, 23/1, 23/2, 23/3, 23/10, 37/1,37/2B, 37/2C, 37/2D, 37/3, 37/4, 37/21,38/1, 38/2, 39/1, 39/2, 39/3, 40, 41/1A 41/1B,41/2, 41/3, 41/4, 44/1, 44/4, 44/5A, 44/5B, 44/6A, 44/6B, 44/7, 44/8, 44/9,44/10, 44/11, 44/12,44/13, 44/14,	M/S Runwal Residency Pvt Ltd Through Its Atriyam Dsoza Through its POA Rajesh N. Gajare.	Deepak T. Solankhi.	Agreement For Sale 23/06/2020 Agreement Value: 3570000/- Market Value: 2284430.148/ -	23/06/2020 KLN-3 3526/2020
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Office : Shop No. 03, Satyakripa CHS Ltd., Plot No. 103, Sector 9, New Panvel (E), Tal. Panvel, Dist. Raigad – 410206.

Resi.: Flat No. 1401, 14th Floor, Aston Tower, Plot No. 9B, Sector 20, Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad – 410210.

E-mail:advpoonamkhare@gmail.com



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	44/15, 44/16, 44/17,44/18, 44/19,49, 50/1, 50/2, 50/3, Mouje Usarghar Survey No. 44/1, 44/2, 44/3,44/4,44/5, 44/6,44/7, 44/8,44/9, 44/10,44/11, 44/12, 45/1, 45/2, 45/3, 45/4, 45/5A, 45/5B, 45/6, 46/1, 46/2A, 46/2B, 46/3, 47, 49, 50, 51(Part 52/1,52/2, 53/1A, 53/1B,53/2A, 53/2B,53/3A, 53/3B, 94(Part), Area: 1677.85 Sq Mtr.				
2026	Flat No: 601, 6 th Floor, Building No: 6, Survey No: Survey No: 4/1,4/2, 4/3, 4/4, 4/5, 4/6,4/9, 4/10, 4/11, 5/1, 5/2, 5/3, 5/4, 5/5, 5/6, 6/1,6/2,6/3, 7/1,7/2A, 7/2B,7/2C, 7/3A,7/3B, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9, 9/1, 9/2, 9/3, 9/4, 9/5, 9/6, 9/7, 9/8, 10,	Deepak T. Solankh	Rashmi J. Man	Agreement For 03/09/2026 Agreement 3825000/- Market 3604000/-	03/09/2026 KLN-4 17348/2026

Office : Shop No. 03, Satyakripa CHS Ltd., Plot No. 103, Sector 9, New Panvel (E), Tal. Panvel, Dist. Raigad – 410206.

Resi.: Flat No. 1401, 14th Floor, Aston Tower, Plot No. 9B, Sector 20, Kharghar, Navi Mumbai, Tal. Panvel, Dist. Raigad – 410210.

E-mail:advpoonamkhare@gmail.com



Poonam A. Khare

B.Sc., LL.B.

ADVOCATE & NOTARY (Govt. of India)

Ref. No. 1831/PK/ICICI HFC/SEP 2026

Mob: 9820408472

Tel: 022-2746 4548

Date: 17.09.2026

11, 12/1,
12/2, 12/3,
12/4, 12/5,
12/6, 12/7,
12/8, 12/9,
12/10, 12/11,
12/12, 12/13,
12/14, 13,
14/1, 14/2A,
14/2B, 14/3,
14/4, 14/5, 15, 17/1, 17/2,
17/3, 17/4, 17/5,
17/6, 17/7, 17/8, 17/9, 17/10,
17/11, 18, 19,
22, 23/1, 23/2, 23/3,
23/10, 37/1, 37/2B,
37/2C, 37/2D,
37/3, 37/4, 37/21, 38/1,
38/2, 39/1,
39/2, 39/3, 40, 41/1A
41/1B, 41/2, 41/3, 41/4,
44/1, 44/4, 44/5A,
44/5B, 44/6A, 44/6B, 44/7,
44/8, 44/9, 44/10,
44/11, 44/12, 44/13, 44/14,
44/15, 44/16, 44/17, 44/18, 44/19
50/1, 50/2, 50/3,
Mouje
Usarghar
Survey No.
44/1, 44/2,
44/3, 44/4, 44/5,
44/6, 44/7, 44/8, 44/9,
44/10, 44/11, 44/12, 45/1,
45/2, 45/3, 45/4, 45/5A,
45/5B, 45/6, 46/1, 46/2A,
46/2B, 46/3, 47, 49, 50,
51(Part 52/1, 52/2,
53/1A, 53/1B, 53/2A, 53/2B, 53/3
53/3B, 94(Part),
Area: 1677.85 Sq Mtr.



Poonam A. Khare

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Note :-

- 1) Index II are not maintained properly, therefore this Search report is qualified in Value and Submitted from the Records available on "As is where basis is" Without any liability on the part of the undersigned.
- 2) Some Index 2 Are Not Available.

CHALLAN		MTR Form Number-6	
GRN	MH009658600202627U	BARCODE	04/09/2026-18:52:43
Department	Inspector General Of Registration	Payer Details	
Search Fee		TAX ID / TAN (If Any)	
Type of Payment	Other Items	PAN No.(If Applicable)	
Office Name	THN11_THANE NO 11 JOINT SUB REGISTR	Full Name	Poonam Khare
Location	THANE		
Year	2026-2027 One Time	Flat/Block No.	
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	325.00	Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Village Charvate Flat No 601 Building 6 Survey No 4/1 And Others 13	
		Years	
		Amount In	Three Hundred Twenty Five Rupees Only
Total	325.00	Words	
Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK	
Cheque/DD Details		Bank CIN	Ref. No.
		00040572026090471232	CPAHFDCKK4
Cheque/DD No.		Bank Date	RBI Date
		04/09/2026-18:24:53	Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID : XXXXXX2681
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
खरद चालन 'टाइम ऑफ पेमेंट' नखले नमुद कारणासाठीच लागू आहे .इतर कारणासाठी किंवा नोंदणी व कतवावाल्या दस्तावेजासाठी लागू नाही .

Search Conducted Year:- 2014-2026

Name of the Advocate/Searcher Mr. Manoj Mahafdik



Poonam A. Khare

B.Sc., LL.B.
ADVOCATE & NOTARY (Govt. of India)
Ref. No. 1831/PK/ICICI HFC/SEP 2026

Mob: 9820408472
Tel: 022-2746 4548

Date: 17.09.2026

Search Report Date: 04.09.2026

5.20 Whether EC is obtained? Not Applicable

EC Details:

No. of Years EC Obtained:

Any Encumbrance to Specify:

I am of the opinion that the Borrower title to the said Flat is **clear and marketable, Subject to Plot Mortgage in ICICI Bank Limited, but the subject Flat is Free from registered encumbrance**, and can be considered acceptable security by ICICI Home Finance.

EC Applied by:

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 registered/equitable mortgage is created in the manner required by law, it would satisfy the requirements of creation of registered/equitable mortgage.

I/We further certify that **Mrs. Rashmi Jethalal Mange** shall have derived a valid, clear, marketable and unencumbered title in the property/s stated above.

The mortgage if created will be available to ICICI HFC Ltd. for the liability of the intending Borrower / Co borrower **Mrs. Rashmi Jethalal Mange**.

Following documents needs to be submitted prior to disbursal of loan/at the time of disbursement of the loan: -

1. Copy of Sale NOC (ROC) issued by Vistra ITCL (India) Ltd., in favour **Mr. Deepak Tabhji Solanki**, dated **09.03.2020**.
2. Original Agreement for Sale dated 23.06.2020 executed between M/s. Runwal Residency Private Limited ("The Promoter") and **Mr. Deepak T. Solanki** ("The Allottee"), the same document is duly stamped & registered at Joint Sub-Registrar of Assurance, Kalyan-3, vide documents serial no. Kalyan-3-3526-2020, dated 23.06.2020, along with Original registration receipt and Index II.



Poonam A. Khare

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Tel: 022-2746 4548

Date: 17.09.2026

3. Original Possession letter issued by Promoter in favour of **Mr. Deepak Tabhji Solanki**, dated **17.05.2023**.
4. Original Registered Agreement for Sale dated 03.09.2026 executed between **Mr. Deepak Tabhji Solanki** (The Transferor) and **Mrs. Rashmi Jethalal Mange**. (The Transferee), the same document is duly stamped & registered at Joint Sub-Registrar of Assurance, Kalyan-4, vide documents serial no. Kalyan-4-17348-2026, dated 03.09.2026, along with Original registration receipt and Index II. **(Not Perused)**
5. Original Mortgage NOC issued by Society, in favor of **ICICI HFC Limited**, inter alia, granting its consent for creation of mortgage in favor of **ICICI HFC Limited**.

Post Disbursement:-

1. Original Share Certificate issued by Society, in favour of **Mr. Deepak Tabhji Solanki**, duly transferred in the name of **Mrs. Rashmi Jethalal Mange**.
2. Copy of Property TAX paid receipt for the Years 2026-2027, issued by competent authority.

Remarks, if any: -

Please note that our opinion is limited to the extent of the title of the Flat. Please take the opinion of your technical team in respect of applicability/compliance of RERA, Commencement Certificate and Occupancy Certificate, etc.

The said Flat / Mortgage can be enforced (if required) under the provisions of The Securitization and Reconstruction of Financial Assets and Enforcement of Securities Act, 2002 and amendments thereto ("SARFAESI") by ICICI HFC Limited.

Note –

1. It is advisable to verify the genuineness of the original Agreement / Deed / title document etc. of the borrower through paid IGR by the Bank before disbursement of the loan.
2. Notice of intimation of Mortgage is required to be done in individual case.

Place:- Panvel
Date:- 17.09.2026

Yours Faithfully,
**POONAM
ASHOK
KHARE**
Digitally signed by
POONAM ASHOK
KHARE
Date: 2026.09.17
15:16:03 +05'30'
Poonam A. Khare
(Advocate & Notary)