

Advocate

Sudhir P. Rasal

B.A. LL.B.

At. Post. Nachane, Shanti
Nagar, 1040, Rasal Wadi,
Ratnagiri
Mob - 9225141313

LEGAL SCRUTINY REPORT

LAN No: 77000355050

Date: 22/09/2026

To,
The Manager
ICICI. H.F.C.
Ratnagiri Branch, Ratnagiri

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of Mr. Sachin Shivram Rane & Smt. Suchita Shivram Rane.

PART I: PROPERTY DETAILS:

Name of the Applicant/Borrower/s: Mr. Sachin Shivram Rane

Name of the Co-applicant/s: (if any): Smt. Suchita Shivram Rane

1. Type of Loan: Home Loan
2. Purpose of Loan: BT

Name of the Property Owner/s: Mr. Shivaji Rakhmaji Valke Director of M/s. Bio Estate Solution Pvt. Ltd., Mr. Shivaji Rakhmaji Valke Partner of M/s. Bio Estate Solution Pvt. Ltd., Mr. Ghanshayam Mataprasad Sharma Partner of M/s. Bio Estate Solution Pvt. Ltd., Mr. Nilesh Vijay Sawant Parnter of M/s. Bio Estate Solution Pvt. Ltd.

Description of the Property (with Boundaries): 1) Survey No.136 Hissa No.17 Area 0-03-23 H.R. out of which area admeasuring 50.00 Sq. Mtr., 2) Survey No.136

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Hissa No.15A Area 0-25-38 H.R. out of which area admeasuring 312.00 Sq. Mtr., 3) Survey No.136 Hissa No.18 Area 0-03-00 H.R. out of which area admeasuring 250.00 Sq. Mtr., Total area 612 Sq. Mtr., into which Flat No.S-1, on Second Floor, Area Admeasuring 568 Sq. Ft. (Sellable), 53.00 Sq. Mtr. (Built-Up), 32.64 Sq. Mtr. (Carpet), into building Named & styled “**Shrushti Villa NX**”, Situated at Oros Budruk, within limits of Grampanchayat Oros Budruk, Tal. Kudal, Dist. Sindhudurg.

Nature / Status of the Property: Residential.

Type of Property: Residential Flat.

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

1. Copy of 7/12 Extract of 1) Survey No.136 Hissa No.17 Area 0-03-23 H.R., 2) Survey No.136 Hissa No.15A Area 0-25-38 H.R., 3) Survey No.136 Hissa No.18 Area 0-03-00 H.R. dated 01/07/2021.
2. Copy of Mutation Entry No.7496, 4275. dated 01/07/2021.
3. Copy of Reg. Sale Deed in favour of 1) Mr. Dashrath Mahadev Sawant & 2) Mr. Anil Jaywant Gawade dated 18/06/2012 vide Reg. No.1110/2012.
4. Copy of Reg. Development Agreement in favour of Mr. Shivaji Rakhmaji Valke Director of M/s. Bio Estate Solution Pvt. Ltd., Mr. Shivaji Rakhmaji Valke Partner of M/s. Bio Estate Solution Pvt. Ltd., Mr. Ghanshayam Mataprasad Sharma Partner of M/s. Bio Estate Solution Pvt. Ltd., Mr. Nilesh Vijay Sawant Parnter of M/s. Bio Estate Solution Pvt. Ltd. dated 14/10/2016 vide Reg. No.1999/2016.

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5. Copy of Reg. Power of Attorney in favour of Mr. Shivaji Rakhmaji Valke Director of M/s. Bio Estate Solution Pvt. Ltd., Mr. Shivaji Rakhmaji Valke Partner of M/s. Bio Estate Solution Pvt. Ltd., Mr. Ghanshayam Mataprasad Sharma Partner of M/s. Bio Estate Solution Pvt. Ltd., Mr. Nilesh Vijay Sawant Partner of M/s. Bio Estate Solution Pvt. Ltd. dated 14/10/2016 vide Reg. No.2000/2016.
6. Copy of Construction/ N.A. permission from S.D.O. Kudal dated 28/03/2016.
7. Copy of Approved Construction Plan of building.
8. Copy of Completion Certificate from Grampanchayat Oros Budruk dated 07/12/2020.
9. Copy of Reg. Agreement to Sale in favour of Mr. Sachin Shivram Rane & Smt. Suchita Shivram Rane dated 13/01/2021 vide Reg. No.125/2021.
10. Copy of Reg. Sale Deed in favour of Mr. Sachin Shivram Rane & Smt. Suchita Shivram Rane dated 10/08/2021 vide Reg. No.1471/2021.
11. Copy of House Tax Receipt
12. Copy of Assessment Extract
13. Copy of L.O.D. of Indusind Bank dated 07/02/2026

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

The landed properties under search was previously owned by Mr. Krushna Anant Parab. Accordingly his name was showing into revenue records of rights & 7/12 extract of said landed property under search.

Further Mr. Krushna Anant Parab sold out said landed properties to 1) Mr. Dashrath Mahadev Sawant & 2) Mr. Anil Jaywant Gawade by Reg. Sale

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Deed dated 18/06/2012 vide Reg. No.1110/2012. By this Sale Deed 1) Mr. Dashrath Mahadev Sawant & 2) Mr. Anil Jaywant Gawade became owner of said landed properties under search. Accordingly his name was entered into 7/12 extract of said landed property under search.

Further 1) Mr. Dashrath Mahadev Sawant & 2) Mr. Anil Jaywant Gawade given said landed properties for development to builder/developer Mr. Shivaji Rakhmaji Valke Director of M/s. Bio Estate Solution Pvt. Ltd., Mr. Shivaji Rakhmaji Valke Partner of M/s. Bio Estate Solution Pvt. Ltd., Mr. Ghanshayam Mataprasad Sharma Partner of M/s. Bio Estate Solution Pvt. Ltd., Mr. Nilesh Vijay Sawant Partner of M/s. Bio Estate Solution Pvt. Ltd. by Reg. Development Agreement dated 14/10/2016 Vide Reg. No.1999/2016 & Reg. Power of Attorney dated 14/10/2016 Vide Reg. No.2000/2016. By this both documents the builder/developer acquired all rights to develop the said landed properties under search.

After acquired all rights to develop the said landed properties under search builder/developer decided to construct a residential building on said landed properties, for that he obtained Construction permission from S.D.O. Kudal dated 28/03/2016, the said land is a N.A. land by order of S.D.O. Sawantwadi bears Order No. N.A.P. 34/SR/23/93 dated 09/09/1999. The plan of construction was also approved by concern authority.

After acquired all necessary permissions from concern authorities the builder/developer started & completed the construction of building named & styled “**Shrushti Villa NX**” Accordingly the Grampanchayat Oros Budruk issued Completion Certificate by their letter dated 07/12/2020.

Mr. Sachin Shivram Rane & Smt. Suchita Shivram Rane decided to purchase Flat No.S-1, on Second Floor, Area Admeasuring 568 Sq. Ft. into building Named & styled “**Shrushti Villa NX**” Situated at Oros Budruk, within limits of Grampanchayat Oros Budruk, Tal. Kudal, Dist. Sindhudurg. From builder/developer by Reg. Agreement to Sale dated 13/01/2021 vide Reg. No.125/2021 & Reg. Sale Deed dated 10/08/2021 vide Reg. No.1471/2021. By this both documents Mr. Sachin Shivram Rane & Smt. Suchita Shivram Rane became owner of said flat under consideration.

It seems from record Mr. Sachin Shivram Rane & Smt. Suchita Shivram Rane has obtained a Housing loan from Indusind Bank by way of security of said flat. Accordingly the said bank has created their charge on said flat.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

1. Reg. Agreement to Sale in favour of Mr. Sachin Shivram Rane & Smt. Suchita Shivram Rane dated 13/01/2021 vide Reg. No.125/2021.
2. Reg. Sale Deed in favour of Mr. Sachin Shivram Rane & Smt. Suchita Shivram Rane dated 10/08/2021 vide Reg. No.1471/2021.

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? **Yes.**
- 5.5 Whether up to date tax/land revenue has been paid in respect of the property? **Yes**

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- 5.6 Whether all original documents for last 13/30 years have been scrutinized; if not give reasons? **Yes.**
- 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) **No.**
- 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.**
- 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 – N/A
- 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? **Yes**
- Search Report Details: -
- Search Conducted Years: 13 Years
- Name of the Advocate / Searcher: Adv. Sudhir Prabhakar Rasal
- Search Report Date: 22/09/2026
- Note:-----
- 5.21 Whether EC is obtained? _____

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EC Details: -

No. of Years EC Obtained:

Any Encumbrance to Specify:

EC Applied by: ----- Not Applicable

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 **Mr. Sachin Shivram Rane & Smt. Suchita Shivram Rane.** has/would derive a valid, clear, marketable and unencumbered title in the property/ies stated above **except the charge of Indusind Bank.** The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co borrower **Mr. Sachin Shivram Rane & Smt. Suchita Shivram Rane..** 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 House Tax Receipt
2. Original Assessment Extract
3. Original L.O.D. of Indusind Bank dated 07/02/2026
4. Original N.O.C. of Builder/ Society

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

1. Original Reg. Agreement to Sale in favour of Mr. Sachin Shivram Rane & Smt. Suchita Shivram Rane dated 13/01/2021 vide Reg. No.125/2021.

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2. Original Reg. Sale Deed in favour of Mr. Sachin Shivram Rane & Smt. Suchita Shivram Rane dated 10/08/2021 vide Reg. No.1471/2021.
3. Original N.O.C. of Indusind Bank
4. Original N.O.I.

REMARKS (if any): -

Notes/Disclaimer :- This report does not comment upon: Technical regularity (adherence to building by laws, approvals etc.) whether the property is subject matter of any litigation; Authenticity of the Original Counterparts of the documents supplied. The accuracy of this report necessarily depends on the disclosed documents being True, complete, accurate and not misleading, which we have assumed to be the case. Also this report has given on online record found on IGR site at the time of search.

Yours Faithfully

**Sudhir
Prabhakar
Rasal** Digitally signed
by Sudhir
Prabhakar Rasal
Date: 2026.09.22
15:26:05 +05'30'

Mr. Sudhir P. Rasal

(Advocate)