



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: -	20/08/2026; 25/08/2026
LV Ref. ID.	LVP-AUG-26-ICHF-115
Status of L.O. R	POSITIVE
Transaction Type	RESALE
LAN No:	77000329443

To

**ICICI HOME FINANCE
KHARADI**

Dear Sir/Madam

Legal Scrutiny Report in respect of the file of AKSHAY MOHITE

PART I: PROPERTY DETAILS:

1. Name of the Applicant/Borrower/s: **AKSHAY MOHITE**
2. Name of the Co-applicant/s: (if any): **PRIYANKA AKSHAY MOHITE**
3. Type of Loan: **RESALE**
4. Purpose of Loan: **RESALE**
5. Name of the Property Owner/s: **MR. PANKAJ DHARMA PATIL**
6. Name of the Proposed Property Owner/s: **AKSHAY MADHUKAR MOHITE AND SAU. PRIYANKA AKSHAY MOHITE**
7. Description of the Property (with Boundaries):

Flat No. 07 admeasuring area 810.50 square Feet i.e.75.32 square meter (Buildup) along with balcony 126.50 square feet i.e.11.76 square meter Total area admeasuring 937 square Feet along with parking on the **3rd Floor**, in the Building Known as "**Gokhale Pleasure**" (along with **Gokhale Pleasure Apartment 10.57% undivided share of land**) constructed on Land bearing Survey No.8 Hissa No. 20A/1 area admeasuring 00H 04.5R i.e. 4500 square feet lying and being situated at Village Dhayri, Tukadi Pune Taluka Haveli and District Pune, within the limits of Grampanchayat of Dhayri and within the jurisdiction of Sub-Registrar Haveli No.1 to 20 (**Said Property**) and bounded are as follows-

Boundaries:

On or towards North: By 20 feet wide gram panchayat Road

On or towards South: Back Outside Area of same building
On or towards East: Outside Area of same building
On or towards West: By Flat No.4 (Said Property)

8. Nature / Status of the Property: FREEHOLD 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 Online Verification 7/12 extract of Survey No.8 Hissa No. 20A/1, in the name of **Mr. Ravi Ramesh Pokale** in the name of **Mr. Ramesh Baburao Pokale** for area admeasuring 34 square meters
2. Scanned Copy of Registered Development Agreement dated 13/03/2006 bearing Reg. No. HVL-16/1925/2006 executed by Mr. Ravi Ramesh Pokale and Mr. Ramesh Baburao Pokale in favour of **Mr. Sudhir Mahadev Gokhale**
3. Scanned Copy of Commencement Certificate dated 02/03/2007 bearing Ref. No. Gunthewari/SR/II/04/2007 issued by Sub-Divisional Officer in favour of **Mr. Ravi Ramesh Pokale and Mr. Ramesh Baburao Pokale through POA Mr. Sudhir Mahadev Gokhale**
4. Scanned Copy of Registered Agreement dated 08/10/2007 bearing Reg. No. HVL-10/9513/2007 executed by M/s Gokhale Construction (Developer) through Proprietor and POA Mr. Sudhir Mahadev Gokhale and Mr. Ravi Ramesh Pokale and Mr. Ramesh Baburao Pokale (Consenting Party) in favour of **Mr. Pankaj Dharma Patil**
5. Scanned Copy of Registered Deed of Declaration dated 24/07/2009 bearing Reg. No. HVL-20/4149/2009 executed by **M/s Gokhale Construction (Builder/ Developer) and Mr. Ravi Ramesh Pokale and Mr. Ramesh Baburao Pokale through POA Mr. Sudhir Mahadev Gokhale (Land Owner)**
6. Scanned Copy of Deed of Registered Apartment dated 31/07/2009 bearing Reg. No. HVL-20/4337/2009 executed by M/s Gokhale Construction (Developer) and Mr. Ravi Ramesh Pokale and Mr. Ramesh Baburao Pokale through POA Mr. Sudhir Mahadev Gokhale in favour of **Mr. Pankaj Dharma Patil through POA Mr. Dharma Shankar Patil**
7. Scanned Copy of Tax Bill/Receipt dated 29/12/2025 issued by Pune Municipal Corporation in the name of **Mr. Patil Pankaj Dharma**
8. Scanned Copy of Electricity Bill dated 24/06/2026 issued by MSEDCL in the name of **Mr. Pankaj Dharma Patil**
9. Scanned Copy of Draft Deed of Apartment to be executed by Pankaj Dharma Patil in favour of **Akshay Madhukar Mohite and Sau. Priyanka Akshay Mohite**

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

1. We have perused aforesaid documents shared with us and we find that all that piece and parcel of constructed on Survey No.8 Hissa No. 20A/1 area admeasuring 00H 04.5R i.e. 4500 square feet lying and being situated at Village Dhayri, Tukadi Pune Taluka Haveli and District Pune, within the limits of Grampanchayat of Dhayri and within the jurisdiction of Sub-Registrar Haveli No.1 to 20 (**Said Land**).
2. We further find that **Online Verification 7/12 extract** of Survey No.8 Hissa No. 20A/1, in the name of **Mr. Ravi Ramesh Pokale** for area admeasuring 0 H 03.84 R as per Khata No. 1094 (Mutation Entry No.9315) and in the name of **Mr. Ramesh Baburao Pokale** for area admeasuring 34 square meter as per Khata No. 1100 (Mutation Entry No.11915) and the appears to be Class 1 Land

1094	रवि रमेश पोकाळे	0.11.25	0.07	(9315)	बोला
1096	विद्याम नाट्यनाथ बग्या बनवारा विद्याम बग्या प्रमोद विद्याम बग्या अश्विनी विद्याम बग्या अश्विनी विद्याम बग्या — बग्याईक येथे —	0.03.84	0.03	(12806) (12806) (12806) (12806) (12806)	बोला बोला बोला बोला बोला बोला
1100	रमेश बाबुराव पोकाळे	0.06.50	0.04	(11915)	बोला
4530	सुरेश बंकराव पुज	0.00.34	0.01	(13264)	बोला
4530	सुरेश बंकराव पुज	0.01.00	0.01	(9255)	बोला

3. We further find that **Registered Development Agreement** dated 13/03/2006 bearing Reg. No. HVL-16/1925/2006 executed by Mr. Ravi Ramesh Pokale and Mr. Ramesh Baburao Pokale in favour of **Mr. Sudhir Mahadev Gokhale** wherein land owners assigned development rights in respect of Said Land for consideration and upon the terms and conditions mentioned therein
4. We further find that **Commencement Certificate** dated 02/03/2007 bearing Ref. No. Gunthawari/SR/II/04/2007 issued by Sub-Divisional Officer in favour of **Mr. Ravi Ramesh Pokale and Mr. Ramesh Baburao Pokale through POA Mr. Sudhir Mahadev Gokhale** wherein permission was granted to carry out development of Residential Building comprising on the Said Land subject to the terms and conditions mentioned therein
5. We further find that **Registered Agreement** dated 08/10/2007 bearing Reg. No. HVL-10/9513/2007 executed by M/s Gokhale Construction (Developer) through Proprietor and POA Mr. Sudhir Mahadev Gokhale and Mr. Ravi Ramesh Pokale and Mr. Ramesh Baburao Pokale (Consenting Party) wherein sold, transferred and conveyed the Said Property in favour of **Mr. Pankaj Dharma Patil** for consideration and upon the terms and conditions mentioned therein
6. We further find that **NA Order** dated 28/11/2007 bearing Ref. No. NA/SR/II/371/2007 issued by Sub Divisional Office Pune in favour of **Ramesh Pokale and others** in respect of Said Land for **Non-Agricultural Purpose** subject to the terms and conditions mentioned therein.
7. We further find that **Registered Deed of Declaration** dated 24/07/2009 bearing Reg. No. HVL-20/4149/2009 executed by M/s Gokhale Construction (Builder/ Developer) and Mr. Ravi Ramesh Pokale and Mr. Ramesh Baburao Pokale through POA Mr. Sudhir Mahadev Gokhale (Land Owner) wherein the Said Building along with Said Land was surrendered to the provisions of Maharashtra Apartment Ownership Act of 1970 as per Section 2 and forming an Apartment condominium in the

name of **Gokhale Pleasure Apartment Condominium** thereby as per terms and conditions mentioned therein

8. We further find that **Registered Deed of Apartment** dated 31/07/2009 bearing Reg. No. HVL-20/4337/2009 executed by M/s Gokhale Construction (Developer) and Mr. Ravi Ramesh Pokale and Mr. Ramesh Baburao Pokale through POA Mr. Sudhir Mahadev Gokhale in favour of **Mr. Pankaj Dharma Patil through POA Mr. Dharma Shankar Patil** related to said property and for allotting Undivided Share of 10.57% in the Said Land for consideration and upon the terms and conditions mentioned therein.
9. We further find that **Property Tax Bill/Receipt** dated 29/12/2025 issued by Pune Municipal Corporation in the name of **Mr. Patil Pankaj Dharma** related to said Property.
10. We further find that **Electricity Bill** dated 24/06/2026 issued by MSEDCL in the name of **Mr. Pankaj Dharma Patil** related to said property.
11. We further find that by a **Draft Deed of Apartment** to be executed by Pankaj Dharma Patil intends to sell and transfer the Said Property in favour of **Akshay Madhukar Mohite and Sau. Priyanka Akshay Mohite**

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 ENSURE ABOUT THE POSSESSION OF THE SAID PROPERTY IS WITH CURRENT OWNER AND THERE ARE NO OTHER THIRD PARTY/ TENANT OCCUPYING THE SAID PROPERTY

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: (SRO Search Report Attached)

Status- Clear

Ref: Investigation title of the property situated at Flat No. 07 admeasuring area 810.50 square Feet i.e.75.32 square meter (Buildup) along with balcony 126.50 square feet i.e.11.76 square meter Total area admeasuring 937 square Feet along with parking on the 3rd Floor, in the Building Known as “Gokhale Pleasure” (along with Gokhale Pleasure Apartment 10.56% undivided share of land) constructed on Land bearing Survey No.8 Hissa No. 20A/1 area admeasuring 00H 04.5R i.e. 4500 square feet lying and being situated at Village Dhayri, Tukadi Pune Taluka Haveli and District Pune.

Akshay Mohite

Dear Madam,

As per your instructions I have caused to taken out the search in the offices of the Sub-Registrar of Assurances at Haveli from the year 2014 To 2026 (13 Years). During the course of my searches the following details were found.

At Haveli SRO Record from the year 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 NIL 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, as per documents produced before us**
- 5.2 Whether any property/ies intend to be given as security is subject to any minor's claim/share? **No, as per documents produced before us**

- 5.3 Whether the property is affected by any revenue and tenancy regulations; if yes then to what extent? **No, as per documents produced before us**
- 5.4 Whether the user land has been converted into Non-Agricultural for Residential use by the order of the competent Authority? **NA Order dated 28/11/2007 bearing Ref. No. NA/SR/II/371/2007 issued by Sub Divisional Office Pune in favour of Ramesh Pokale and others in respect of Said Land for Non-Agricultural Purpose subject to the terms and conditions mentioned therein**
- 5.5 Whether up to date tax/land revenue has been paid in respect of the property? **Property Tax Bill/Receipt dated 29/12/2025 issued by Pune Municipal Corporation in the name of Mr. Patil Pankaj Dharma related to said Property**
- 5.6 Whether all original documents for last 13/30 years have been scrutinized; if not give reasons? **No. This will be done at the time of Vetting.**
- 5.7 Whether required documents are available for creating mortgage? **Yes, as per documents produced before us**
- 5.8 Whether all the previous owners of the property had the right and competency to transfer the property? **Yes, as per documents produced before us**
- 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? ____ years (remaining period) **Freehold Land**
- 5.11 Whether the land is Adivasi (tribal) land? **No, as per documents produced before us**
- 5.12 Whether the land /property are joint family property? **No, as per documents produced before Us.**
- 5.13 Whether SARFAESI Act applicable? **Yes, as per documents produced before us**
- 5.14 Is land/property/flat being subject to any reservations /acquisitions/requisitions? **No, as per documents produced before us**
- 5.15 Whether the property has been transferred by a power of attorney (POA) holder of the original landowner in favor of the loan applicant? **No, as per documents produced 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 Developer in the name of ICICI HFC Ltd.**

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: - **Receipt no.: 1115383419**

Search Conducted Years: **2014 to 2026 (13 Years)**

Name of the Advocate / Searcher: **Adv Jitendra Tungatkar**

Search Report Date: **24/08/2026**

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**/registered mortgage and the documents of title referred to above are evidence of the title and that if the said **equitable**/registered mortgage is created in the manner required by law, it would satisfy the requirements of creation of **equitable** mortgage.

Subject to what is stated hereinabove, we certify that **AKSHAY MADHUKAR MOHITE AND SAU. PRIYANKA AKSHAY MOHITE** 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. AKSHAY MOHITE AND PRIYANKA AKSHAY MOHITE**

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. Original Registered Agreement dated 08/10/2007 bearing Reg. No. HVL-10/9513/2007 executed by M/s Gokhale Construction (Developer) through Proprietor and POA Mr. Sudhir Mahadev Gohale and Mr. Ravi Ramesh Pokale and Mr. Ramesh Baburao Pokale (Consenting Party) in favour of **Mr. Pankaj Dharma Patil** along with Registration Receipt, Stamp Duty Paid Challan and Index II.
2. Original Registered Deed of Apartment dated 31/07/2009 bearing Reg. No. HVL-20/4337/2009 executed by M/s Gokhale Construction (Developer) and Mr. Ravi Ramesh Pokale and Mr. Ramesh Baburao Pokale through POA Mr. Sudhir Mahadev Gokhale in favour of **Mr. Pankaj Dharma Patil**



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;

through POA Mr. Dharma Shankar Patil along with Registration Receipt, Stamp Duty Paid Challan and Index II.

3. Original Registered Deed of Apartment to be executed by Pankaj Dharma Patil in favour of **Akshay Madhukar Mohite and Sau. Priyanka Akshay Mohite** along with Registration Receipt, Stamp Duty Paid Challan and Index II.

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

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

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

Digitally signed by
Hetel Rajesh
Prajapati
Date: 2026.08.25
12:51:25 +05'30'

**Authorized Signatory
Advocates and Legal Consultants**