



Ref. No.

POSITIVE
LEGAL SCRUTINY REPORT

ICICI/NK/223 11th/17th/21st/28th/29th September/13th October, 2026

To

ICICI Home Finance Company Limited
Branch JB Nagar Andheri

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of- SAMIR THAKERSHI SHETHIA

PART I: PROPERTY DETAILS:

- 1. Name of the Applicant/Borrower/s: SAMIR THAKERSHI SHETHIA**
- 2. Name of the Co-applicant/s: (if any): Not Provided**
- 3. Type of Loan: LAP BT + TOP UP**
- 4. Purpose of Loan: LAP BT + TOP UP**
- 5. Name of the Property Owner/s: SAMIR THAKERSHI SHETHIA**
- 6. Description of the Property (with Boundaries):**

Office No. 101, admeasuring 92.28 sq.mtrs i.e. 993 sq ft RERA carpet area **alongwith** additional area admeasuring 207 sq. ft. carpet area, on the 1st floor, in New building no. 1, building known as Colo Residency (now ***Sigma Garnet***) along with one car parking, constructed on land bearing F.P 484 of TPS IV of Mahim Division, CS no. ____ of lower parel division, situated at Bhavani Shankar Road, Dadar West, Mumbai – 400 028. (herein after referred to as the Said Flat)

North:	M.C.	Jawle	Marg,	Bhavani	Shankar	Road.
East:	F.P.	No.	486,	Dadar	Departmental	Stores.
West:	F.P.	No.	483,	Bhavani	Shankar	Road.
South:	F.P. 481 & 482, Kasturchand Mill Compound					

7. Nature/Status of the Property:

Land – Freehold
Office – Freehold

8. Type of Property:

Commercial

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

1. Copy of registered Agreement for Permanent Alternate accommodation dated 05/08/2022 between M/s. Colo Color Pvt Limited (therein referred to as Landlord/Developer) and Pravin Damji Rambhia and Dipak Devji Patel (therein referred to as Tenants/Occupants) **(under Regn No. BBE-4-12853/2022)**
2. Copy of registered Deed of Transfer dated 20/09/2022 between Deepak Devji Patel and Pravin Damji Rambhia (therein referred to as Transferors) and M/s. Colo Color Pvt Limited (therein referred to as Confirming party) and Samir Thakershi Shethia (therein referred to as Transferee) **(under Regn No. BBE-3-16933-2022)**
3. Copy of registered Deed of rectification dated 07/06/2024 between Deepak Devji Patel and Pravin Damji Rambhia (therein referred to as "therein referred to as "Transferors") AND M/s. Colo Color Pvt Limited (therein referred to as confirming party) and Samir Thakershi Shethia (therein referred to as transferee) **(under regn no. BBE-4-11704-2024)**
4. copy of registered Supplementary Agreement dated 07/06/2024 between M/s. Colo Color Pvt Limited (therein referred to as Landlords/Developers) and Samir Thakershi Shethia (therein referred to as "therein referred to as "Transferee") - **In respect of of additional area admeasuring 207 sq. ft. carpet area being part of office no. 101 free of cost. (under Regn No. BBE-4-11699/2024)**
5. Copy of registration certificate of project dated 18/12/2019 issued by Maharashtra Real Estate Regulatory Authority (commencing from 18/12/2019 and ending with 31/12/202_) bearing no. P51900023487, in respect of project COLO RISE in favour of Colo Color Private Limited
6. Copy of registration certificate of project dated 08/09/2021 issued by Maharashtra Real Estate Regulatory Authority (commencing from 18/12/2019 and ending with 31/12/2026) bearing no. P51900023487, in respect of project COLO RISE in favour of Colo Color Private Limited
7. copy of survey register card of final plot 484 reflecting the M/s. Colo Color Pvt Limited
8. copy of title certificate dated 23.10.2015 issued by Thakordas & Madgavkar
9. *Copy of registration certificate of project dated 06/10/2025 issued by Maharashtra Real Estate Regulatory Authority (commencing from 18/12/2019 and ending with 30/12/2026) (project registration number - P51900023487, Project -*

Sigma Garnet by Colo Color Private Limited on land bearing F.P. no. 484 of Mahim Division)

10. Copy of NOC dated 02/06/2025 issued by MHADA for obtaining part occupation certificate issued by MHADA to Colo Color Pvt Ltd – in respect of Part Occupation Certificate to the newly constructed building no.01 for rehabilitation of 57 tenants/occupants (6NR + 34R of Cess building + 11NR + 6R of Non cess structure) + 11 units of Sale on the captioned property)
11. Copy of registered Deed of Conveyance dated 21.12.2010 between Chandrababha P. Damany (Vendor) and M/s. Colo Color Pvt Ltd (Purchaser)
12. Copy of Registered Deed of confirmation dated 23.12.2011 between Chandrababha P. Damany (Vendor) and M/s. Colo Color Pvt Ltd (Purchaser)- (for land bearing F. P. no. 484) **(under regn no.9015-2011)**
13. Copy of Registered Deed of Conveyance dated 18.12.2012 between Kumud R. Ashar, Hemal R. Ashar, Harshal R. Ashar, Mahesh P. Ashar, Kiran P. Ashar, Kulin P. Ashar, Charu P. Ashar & Sudha M. Ashar (therein referred to as "therein referred to as "Vendors") and M/s. Colo Color Pvt Ltd (therein referred to as "therein referred to as "Purchaser") (in respect of land bearing Final Plot no:488A) **(under regn no.890-2012)**
14. Copy of deed of conveyance dated 12.11.2010 between Kamallesh Rajaram Nawalkar, Rajesh Rajaram Nawalkar, Ms. Hira Navalkar alias Smt. Hira P. Patil, Ms. Manak Navalkar alias Smt. Maya Satchidanand Jeet, Ms. Kundabala Y. Navalkar & Vishwas Y. Nawalkar (therein referred to as vendors) and M/s. Colo Color Pvt Ltd (Purchaser)
15. Copy of registered deed of confirmation dated 3.10.2011 between Kamlesh Rajaram Navalkar, Rajesh Rajaram Navalkar, Ms. Hira Navalkar alias Smt. Hira P. Patil, Ms. Manak Navalkar alias Smt. Maya Satchidanand Jeet, Ms. Kundabala Y. Navalkar & Vishwas Y. Nawalkar (therein referred to as vendors) and M/s. Colo Color Pvt Ltd (Purchaser) (in respect of land bearing Final Plot no:484) to register deed of conveyance dated 12.11.2010 **(under regn no. 7178-2011)**
16. Copy of Registered deed of Conveyance dated 30.12.2010 between Snehlata Jaywant Dadarkar & Prabhakar Jaywant Dadarkar (vendors) and M/s. Colo color Pvt Ltd (purchaser) In respect of land bearing F.P no:485 admeasuring 1015.89 sq. mtrs and land bearing F.P no:484 admeasuring 649.67 sq. mtrs **(under Regn No. 3590-2011)**
17. Copy of deed of conveyance dated 24.12.2010 between Shekhar S. Dadarkar, Swaroop (Varsha) C. Mhatre, Rashmi S. Vaze (vendors) and M/s. Colo Color Pvt Ltd (Purchaser)
18. Copy of registered deed of confirmation dated 3.10.2011 between Shekhar S. Dadarkar, Swaroop (Varsha) C. Mhatre, Rashmi S. Vaze (vendors) and M/s. Colo Color Pvt Ltd (Purchaser) to register deed of conveyance dated 24.12.2010 **(under regn no. 7152-2011)** (in respect of land bearing F.P no:484)
19. Copy of various Power of Attorneys
20. Copy of LOD dated 21/09/2026 issued by IDBI Bank Ltd.

21. Copy of Agreement for Permanent Alternative Accommodation 03rd day of February, 2014 between M/s. Colo Color Pvt Limited (therein referred to as Landlord/Developer) and Pravin Damji Rambhia and Dipak Devji Patel (therein referred to as Tenants/Occupants) – In respect of Premises approximately admeasuring 300 sq. ft. (Carpet area) on the Ground, being Shop/Godown No. 5 of the building known as Satya Niwas standing on the said property/ies

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

- 1) We have perused the aforesaid documents and we find that by diverse Agreements, the Landlord/Developer has become the Owner of Final Plot No. 484, 485 and 488A. Subsequently, after amalgamation, the aforesaid three plots have been amalgamated and given Final Plot No. 484 of Town Planning Scheme – IV (T.P.S. IV) [“said plot”]
- 2) We find that Final Plot Nos. 484, 485, 488A have been amalgamated and renumbered by the office of City Survey and Land Record as Final Plot No. 484
- 3) The mutation entries have been effected, by the Superintendent City Survey and Land Records and the said plot as more particularly described in the Schedule has been transferred to M/s. Colo Color Pvt Limited
- 4) M/s. Colo Color Pvt Limited desired to re-develop and construct buildings as per the plans approved by the Competent Authority.
- 5) The Landlord / Developer has previously entered into an Agreement for Permanent Alternative Accommodation 03rd day of February, 2014 which was duly notarized before obtaining the necessary approvals and / or permissions (hereinafter referred to as the said Agreement for Permanent Alternate Accommodation). **Kindly confirm whether the said agreement is duly stamped and registered in accordance with law. The copy furnished to us is not registered.**
- 6) The Landlord / Developer has obtained No-Objection Certificate from Mumbai Housing & Area Development Authority “MHADA”, further necessary approvals like I.O.D. dated 17th October 2017 bearing no. CHE/ CHE/CTY/1250/G/N/337(NEW), Revised Amended Plans letter dated 02/08/2019 bearing no. CHE/CTY/1250/G/N/337(NEW)/337/3/Amend and Commencement Certificate dated 26th September 2019 bearing no.

CHE/CTY/1250/G/N/337(NEW)/CC/2/Amend from the Municipal Corporation of Greater Mumbai and various other Competent Authorities.

- 7) The Tenants/occupants were monthly contractual/statutory tenant/occupant in respect of **Room approximately admeasuring 50 (Sq. Mtrs.) equivalent to 538 sq. ft. (Carpet area) on the Ground Floor, bearing Room No. 5 of the building known Satya Niwas standing on the said plot [hereinafter referred to as "tenanted premises"]** and paying rent at the rate of Rs. ___/- per month including permitted increases and cess.
- 8) *As per Agreement for Permanent Alternative Accommodation 03rd day of February, 2014 between M/s. Colo Color Pvt Limited and Pravin Damji Rambhia and Dipak Devji Patel description of tenanted premises is mentioned as - Premises approximately admeasuring 300 sq. ft. (Carpet area) on the Ground, being Shop/Godown No. 5 of the building known as Satya Niwas standing on the said property/ies AND as per registered Agreement for Permanent Alternate accommodation dated 05/08/2022 description of tenanted premises is mentioned as - Room approximately admeasuring 50 (Sq. Mtrs.) equivalent to 538 sq. ft. (Carpet area) on the Ground Floor, bearing Room No. 5 of the building known Satya Niwas standing on the said plot. **Kindly confirm.***
- 9) The Developers/Landlords had by virtue of the said Notarized Agreement for Permanent Alternate Accommodation dated **03.02.2014** obtained the I.O.D. dated **17th October 2017** bearing **CHE/CTY/1250/G/N/337(NEW)** from the Municipal Corporation of Greater Mumbai (MCGM), in pursuance of the provisions of and for the permissible development potential of the said property under Development Control Regulations (DCR) 1991. In order to redevelop the said property and exploit the development potential in pursuance of DCPR 2034 including but not limited to Regulation 33 (7)(b) of the DCPR 2034 and the plans sanctioned under the I.O.D. dated 17th October 2017 bearing no. CHE/CTY/1250/G/N/337(NEW) having undergone substantial amendments, the Developer had to revise the existing IOD and submit a revised proposal in accordance with the revised plans for obtaining approval and sanction from the MCGM and thus the M.C.G.M. has issued I.O.D. dated 17th October 2017 bearing no. CHE/CTY/1250/G/N/337(NEW), Revised Amended Plans Letter dated 02nd August 2019 bearing no. CHE/CTY/1250/G/N/337(NEW)/337/3/Amend and

Commencement Certificate dated 26th September 2019 bearing no. CHE/CTY/1250/G/N/337(NEW)/CC/2/Amend

- 10) The Landlord / Developer redeveloped by demolishing and / or removing the existing building/s and structures on the said plot and construct new buildings as per the plans sanctioned by the Competent Authorities and thus on receipt of the like I.O.D. dated 17th October 2017 bearing no. CHE/CTY/1250/G/N/337(NEW), Revised Amended Plans Letter dated 02nd August 2019 bearing no. CHE/CTY/1250/G/N/337(NEW)/337/3/Amend from the Municipal Corporation of Greater Mumbai, the Landlords/Developers have demolished the existing buildings and structures on the said plot and commenced construction of the new buildings as per the Commencement Certificate dated 26th September 2019 bearing no. CHE/CTY/1250/G/N/337(NEW)/CC/2/Amend and as per Revised Amended Plans Letter dated 02nd August 2019 bearing no. CHE/CTY/1250/G/N/337(NEW)/337/3/Amend sanctioned by the Competent Authorities.
- 11) We have perused copy of title certificate dated 23.10.2015 issued by Thakordas & Madgavkar; inter alia certifying the title of the said land as therein stated.
- 12) We find that by and under registered Agreement for Permanent Alternate accommodation dated 05/08/2022 (**under Regn No. BBE-4-12853/2022**) Pravin Damji Rambhia and Dipak Devji Patel had acquired **Flat No. 101**, admeasuring 92.28 sq.mtrs i.e. 993 sq ft RERA carpet area, on the 1st floor, in New building no. 1, building known as **Colo Residency**, constructed on land bearing F.P 484 of TPS IV of Mahim Division, **CS no. 1653, 2/1653, 1390 (part) & 1/1382(part) of lower parel division**, situated at Bhavani Shankar Road, Dadar West, Mumbai – 400 028 from M/s. Colo Color Pvt Limited **free of cost in lieu of old premises** and upon the terms and conditions contained therein.
- 13) *As per registered Agreement for Permanent Alternate accommodation dated 05/08/2022 land details are mentioned as - CS no. 1653, 2/1653, 1390 (part) & 1/1382(part) of lower parel division. And all other chain of agreements reflect land details as - CS no. 1653, 1441, 2/1653 of lower parel division. You have confirmed land details as F. P. No. 484 of TPS IV, Mahim Division, bearing C. S. No.1653, 2/1653 of Lower Parel Division. Kindly obtain confirmation letter from the Builder in this behalf.*

- 14) **All chain of agreements reflect name of the building as Colo Residency and as per RERA certificate name is mentioned as Colo Rise. *You have informed that new building name is COLO RISE, COLO RESIDENCY is name of rehab building.***
- 15) We find that by and under registered Deed of Transfer dated 20/09/2022 (**under Regn No. BBE-3-16933-2022**, Samir Thakershi Shethia acquired the said **Flat No. 101**, admeasuring 92.28 sq.mtrs i.e. 993 sq ft RERA carpet area, on the 1st floor, in New building no. 1, building known as **Colo Residency**, constructed on land bearing F.P 484 of TPS IV of Mahim Division, **CS no. 1653, 2/1653, 1390 (part) & 1/1382(part) of lower parel division**, situated at Bhavani Shankar Road, Dadar West, Mumbai – 400 028 from Deepak Devji Patel and Pravin Damji Rambhia with the consent of M/s. Colo Color Pvt Limited for consideration and upon the terms and conditions contained therein.
- 16) We further find that registered Deed of rectification dated 07/06/2024 (**under regn no. BBE-4-11704-2024**) has been executed Deepak Devji Patel and Pravin Damji Rambhia AND Samir Thakershi Shethia with the consent of M/s. Colo Color Pvt Limited and we find that **Flat no.101 was converted to office premises bearing the same area 993 sq ft RERA carpet area alongwith 1 car parking space**
- 17) **As per LOD dated 21/09/2026 issued by IDBI Bank Ltd. we find that registered Rectification Deed bearing regn no.11702 DT-07-06-24 has been executed. Kindly obtain the same.**
- 18) We find that registered Supplementary Agreement dated 07/06/2024 (**under Regn No. BBE-4-11699/2024**) has been executed between M/s. Colo Color Pvt Limited AND Samir Thakershi Shethia - **in respect of additional area admeasuring 207 sq. ft. carpet area being part of office no. 101 free of cost.**
- 19) We presume Dipak Devji Patel & Deepak Devji Patel is one and the same
- 20) *Since this is a redevelopment property, confirm that all conditions under the DC Rules are complied with by the builders and to be approved by your tech team and that the tenants/occupants have been rehabilitated under the provisions of the Act.*
- 21) Your initiation mail mentioned that type of transaction is LAP BT + TOP UP

- 22) We are aware vide Copy of Letter -Granting NOC dated 2.6.2025 issued by MHADA granting **Part Occupation certificate from MCGM** wherein point 12 states that MHADA has granted permission for residential unit instead of commercial unit to tenants /occupants of shop no:9 of radha niwas and shop no:6 of satya niwas of old cess building vide letter dated 10.10.2022. THE noc HOLDER has provided commercial unit shop no:101 and 102 situated on 1 st floor of new building no:1 constructed on the said land. Since the NOC holder has rehab the said tenants /occupants and tenants/occupants have not raised objection, hence the commercial unit no:101 & 102 situated in new building no:1 provided by NOC holder to the tenants in lieu of old shop no:9 of radha niwas and shop no:6 of staya niwas of cess building is hereby accepted.
- 23) Please note we have perused RERA certificate reflecting name of project - COLO RISE, however while verifying the RERA site we find that Project known as sigma Garnet, has been registered against he said Registration No. P51900023487. We have perused registration certificate of project dated 06/10/2025 issued by Maharashtra Real Estate Regulatory Authority (commencing from 18/12/2019 and ending with 30/12/2026) (project registration number - P51900023487, Project – Sigma Garnet by Colo Color Private Limited on land bearing F.P. no. 484 of Mahim Division)
- 24) Your email mentions property address as - Flat Number 101 & 102 1st Floor Building number 1, Colo rise, MC jawale Marg, Junction of Bhavani, Shankar road, Dadar West – 400028. As per documents perused property address is - **Office No. 101**, admeasuring 92.28 sq.mtrs i.e. 993 sq ft RERA carpet area **alongwith** additional area admeasuring 207 sq. ft. carpet area, on the 1st floor, in New building no. 1, building known as Colo ____ along with one car parking, constructed on land bearing F.P 484 of TPS IV of Mahim Division, CS no. ____ of lower parel division, situated at Bhavani Shankar Road, Dadar West, Mumbai – 400 028.
- 25) Your email mentions Collateral Name: Mesers Colo Color Private Limited and in subject line - SAMIR SHETHIA. You have confirmed name of customer as SAMIR THAKERSHI SHETHIA
- 26) We are aware that developer has availed loan from Capri Global Capital Limited. You have informed that Colo Rise was mortgaged, not Colo Residency

- 27) **Your email mentions that the foresaid transaction is a Balance transfer case. Kindly obtain no dues certificate from BT Bank.**
- 28) **You have informed that no co-op society has been formed.**
- 29) **KINDLY OBTAIN A NO OBJECTION LETTER FROM THE DEVELOPER/ SOCIETY FOR CREATION OF MORTGAGE IN FAVOUR OF YOUR BANK.**
- 30) The report is based on the representations made in the copies of the documents submitted by you and 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 or legal reports cleared as per your internal call. Also the documents perused do not reflect any violations of any of the statutes or do not demonstrate any irregularities in respect thereof. 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. 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. 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

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

As above

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?- **Information not provided to us- if technical team has seen the OC then it is assumed in the positive**
- 5.5 Whether up to date tax/land revenue has been paid in respect of the property? – Latest property tax not perused

- 5.6 Whether all original documents for last 13/30 years have been scrutinized; if not give reasons? - photocopies perused
- 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)- **land is freehold**
- 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?- **NO**
- 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- **from Developer is required**
- 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- **from Developer is required**
- 5.20 Whether Search Report is obtained and submitted? - **Search report is pending**

Search Report Details: - As instructed by you, we have caused search in respect of the above referred property in the Office of the Sub-Registrar Assurances at Mumbai S.R.O. AND Mumbai Computer Records.

Search Conducted Years:	For the year from 2014 to 2026 (13 years)
Name of the Advocate / Searcher:	Mr. Harish Mestry, Title Investigator
Search Report Date:	Search report dated 15/09/2026

Note: search report is sent separately.

We find that the **Alternative Accommodation Agreement (Mumbai-4-12853/2022)** made between Colo Color Private Limited and Pravin Damji Rambhiya & Deepak Devji Patel has been registered on 05/08/2022 in respect of the said flat. Further we find that the **Transfer Deed (Mumbai-3-16933/2022)** made between Deepak Devji Patel & Ors. and Samir Thakershi Shethia has been registered on 20/09/2022 in respect of the said flat. Further we find that the **Notice of Intimation** dated 22/02/2023 made between Samir Thakershi Shethia and Indian Bank has been registered on 21/03/2023 in respect of the said flat. Further we find that the **Supplementary Agreement** dated 07/06/2024 made between Colo Color Private Limited and Samir Thakershi Shethia has been registered on 10/06/2024 in respect of the said office. Further we find that the **Rectification Deed** dated 07/06/2024 made between Colo Color Private Limited and Pravin Damji Rambhiya & Deepak Devji Patel has been registered on 12/06/2024 **(Rectified Doc. No. Mumbai-4/12853/2022)** in respect of the said office. Further we find that the **Rectification Deed** dated 07/06/2024 made between Deepak Devji Patel & Ors. and Sameer Thakarshi Shethiya has been registered on 12/06/2024 **(Rectified Doc. No. Mumbai-3/16933/2022)** in respect of the said office. The Physical search is restricted to the documents/books/indexes available on the date of the search and that are maintained in proper condition. Please note that records found torn or in mutilated condition shall not form part of this search. The online IGR search is restricted to the entries found on the date of the search on the Website of the Government of Maharashtra. There could be instances of glitches on the IGR website. In such cases we are totally relying on the IGR website and capturing all such entries that appear on the date of the search. The said search report is being given in terms of the search report appended herein, obtain NOC from mortgagee.

5.21 Whether EC is obtained? **NA as in Maharashtra we have the concept of search report**

EC Details: -

No. of Years EC Obtained:

Any Encumbrance to Specify:

EC Applied by:

PART VI: CERTIFICATE:

In view of the foregoing, we certify that the title deeds intended to be deposited, relating to the property and offered as security by way of equitable mortgage and the documents of title referred to above are perfect 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 Samir Thakershi Shethia has a valid, clear, marketable and unencumbered title in the property stated above.

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower -Samir Thakershi Shethia

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: -

- a) *Copy of Agreement for Permanent Alternative Accommodation 03rd day of February, 2014 between M/s. Colo Color Pvt Limited (therein referred to as Landlord/Developer) and Pravin Damji Rambhia and Dipak Devji Patel (therein referred to as Tenants/Occupants) – In respect of Premises approximately admeasuring 300 sq. ft. (Carpet area) on the Ground, being Shop/Godown No. 5 of the building known as Satya Niwas standing on the said property/ies*
- b) Copy of registered Agreement for Permanent Alternate accommodation dated 05/08/2022 between M/s. Colo Color Pvt Limited (therein referred to as Landlord/Developer) and Pravin Damji Rambhia and Dipak Devji Patel (therein referred to as Tenants/Occupants) **(under Regn No. BBE-4-12853/2022)**
- c) Copy of registered Deed of Transfer dated 20/09/2022 between Deepak Devji Patel and Pravin Damji Rambhia (therein referred to as Transferors) and M/s. Colo Color Pvt Limited (therein referred to as Confirming party) and Samir Thakershi Shethia (therein referred to as Transferee) **(under Regn No. BBE-3-16933-2022)**
- d) **Copy of registered Rectification Deed bearing regn no.11702 DT-07-06-24**
- e) Copy of registered Deed of rectification dated 07/06/2024 between Deepak Devji Patel and Pravin Damji Rambhia (therein referred to as "therein referred to as "Transferors") AND M/s. Colo Color Pvt Limited (therein referred to as confirming party) and Samir Thakershi Shethia (therein referred to as transferee) **(under regn no. BBE-4-11704-2024)**
- f) copy of registered Supplementary Agreement dated 07/06/2024 between M/s. Colo Color Pvt Limited (therein referred to as Landlords/Developers) and Samir Thakershi Shethia (therein referred to as "therein referred to as "Transferee") – **In respect of of additional area admeasuring 207 sq. ft. carpet area being part of office no. 101 free of cost. (under Regn No. BBE-4-11699/2024)**
- g) Copy of registration certificate of project dated 18/12/2019 issued by Maharashtra Real Estate Regulatory Authority (commencing from 18/12/2019 and ending with 31/12/202_) bearing no. P51900023487, in respect of project COLO RISE in favour of Colo Color Private Limited

- h) Copy of registration certificate of project dated 08/09/2021 issued by Maharashtra Real Estate Regulatory Authority (commencing from 18/12/2019 and ending with 31/12/2026) bearing no. P51900023487, in respect of project COLO RISE in favour of Colo Color Private Limited
- i) *Copy of registration certificate of project dated 06/10/2025 issued by Maharashtra Real Estate Regulatory Authority (commencing from 18/12/2019 and ending with 30/12/2026) (**project registration number - P51900023487, Project – Sigma Garnet** by Colo Color Private Limited on land bearing F.P. no. 484 of Mahim Division)*
- j) copy of survey register card of final plot 484 reflecting the M/s. Colo Color Pvt Limited
- k) copy of title certificate dated 23.10.2015 issued by Thakordas & Madgavkar
- l) Copy of registered Deed of Conveyance dated 21.12.2010 between Chandrababha P. Damany (Vendor) and M/s. Colo Color Pvt Ltd (Purchaser)
- m) Copy of Registered Deed of confirmation dated 23.12.2011 between Chandrababha P. Damany (Vendor) and M/s. Colo Color Pvt Ltd (Purchaser)- (for land bearing F. P. no. 484) (**under regn no.9015-2011**)
- n) Copy of Registered Deed of Conveyance dated 18.12.2012 between Kumud R. Ashar, Hemal R. Ashar, Harshal R. Ashar, Mahesh P. Ashar, Kiran P. Ashar, Kulin P. Ashar, Charu P. Ashar & Sudha M. Ashar (therein referred to as "therein referred to as "Vendors") and M/s. Colo Color Pvt Ltd (therein referred to as "therein referred to as "Purchaser") (in respect of land bearing Final Plot no:488A) (**under regn no.890-2012**)
- o) Copy of deed of conveyance dated 12.11.2010 between Kamallesh Rajaram Nawalkar, Rajesh Rajaram Nawalkar, Ms. Hira Navalkar alias Smt. Hira P. Patil, Ms. Manak Navalkar alias Smt. Maya Satchidanand Jeet, Ms. Kundabala Y. Navalkar & Vishwas Y. Nawalkar (therein referred to as vendors) and M/s. Colo Color Pvt Ltd (Purchaser)
- p) Copy of registered deed of confirmation dated 3.10.2011 between Kamlesh Rajaram Navalkar, Rajesh Rajaram Navalkar, Ms. Hira Navalkar alias Smt. Hira P. Patil, Ms. Manak Navalkar alias Smt. Maya Satchidanand Jeet, Ms. Kundabala Y. Navalkar & Vishwas Y. Nawalkar (therein referred to as vendors) and M/s. Colo Color Pvt Ltd (Purchaser) (in respect of land bearing Final Plot no:484) to register deed of conveyance dated 12.11.2010 (**under regn no. 7178-2011**)
- q) Copy of Registered deed of Conveyance dated 30.12.2010 between Snehlata Jaywant Dadarkar & Prabhakar Jaywant Dadarkar (vendors) and M/s. Colo color Pvt Ltd (purchaser) In respect of land bearing F.P no:485 admeasuring 1015.89 sq. mtrs and land bearing F.P no:484 admeasuring 649.67 sq. mtrs (**under Regn No. 3590-2011**)
- r) Copy of deed of conveyance dated 24.12.2010 between Shekhar S. Dadarkar, Swaroop (Varsha) C. Mhatre, Rashmi S. Vaze (vendors) and M/s. Colo Color Pvt Ltd (Purchaser)

- s) Copy of registered deed of confirmation dated 3.10.2011 between Shekhar S. Dadarkar, Swaroop (Varsha) C. Mhatre, Rashmi S. Vaze (vendors) and M/s. Colo Color Pvt Ltd (Purchaser) to register deed of conveyance dated 24.12.2010 (under regn no. 7152-2011) (in respect of land bearing F.P no:484)
- t) Copy of various Power of Attorneys
- u) Copy of property latest property tax bill and receipt
- v) Copy of PR card
- w) Copy of NOC dated 02/06/2025 issued by MHADA for obtaining part occupation certificate issued by MHADA to Colo Color Pvt Ltd – in respect of Part Occupation Certificate to the newly constructed building no.01 for rehabilitation of 57 tenants/occupants (6NR + 34R of Cess building + 11NR + 6R of Non cess structure) + 11 units of Sale on the captioned property)
- x) Copy of occupation certificate – as approved by your technical team
- y) confirm that all conditions under the DC Rules are complied with by the builders and to be approved by your tech team and that the tenants/occupants have been rehabilitated under the provisions of the Act.
- z) **confirm the land details**
- aa) LOD dated 21/09/2026 issued by IDBI Bank Ltd.
- bb) As per Agreement for Permanent Alternative Accommodation 03rd day of February, 2014 between M/s. Colo Color Pvt Limited and Pravin Damji Rambhia and Dipak Devji Patel description of tenanted premises is mentioned as - Premises approximately admeasuring 300 sq. ft. (Carpet area) on the Ground, being Shop/Godown No. 5 of the building known as Satya Niwas standing on the said property/ies AND as per registered Agreement for Permanent Alternate accommodation dated 05/08/2022 description of tenanted premises is mentioned as - Room approximately admeasuring 50 (Sq. Mtrs.) equivalent to 538 sq. ft. (Carpet area) on the Ground Floor, bearing Room No. 5 of the building known Satya Niwas standing on the said plot. **Kindly confirm.**
- cc) confirmation letter from the Builder in respect of land details.

I. Documents to be exchanged with the Disbursement:-

- a) Original Agreement for Permanent Alternative Accommodation 03rd day of February, 2014 between M/s. Colo Color Pvt Limited (therein referred to as Landlord/Developer) and Pravin Damji Rambhia and Dipak Devji Patel (therein referred to as Tenants/Occupants) – In respect of Premises approximately admeasuring 300 sq. ft. (Carpet area) on the Ground, being Shop/Godown No. 5 of the building known as Satya Niwas standing on the said property/ies + **SDR** (LOD does not reflect the same)
- b) **Consent letter from Indian Bank (pursuant to the entries in the search report)**

Post Disbursement

TAKEOVER

- a) Original registered Agreement for Permanent Alternate accommodation dated 05/08/2022 between M/s. Colo Color Pvt Limited (therein referred to as Landlord/Developer) and Pravin Damji Rambhia and Dipak Devji Patel (therein referred to as Tenants/Occupants) **(under Regn No. BBE-4-12853/2022) + Index II + SDR +RR**
- b) Original registered Deed of Transfer dated 20/09/2022 between Deepak Devji Patel and Pravin Damji Rambhia (therein referred to as Transferors) and M/s. Colo Color Pvt Limited (therein referred to as Confirming party) and Samir Thakershi Shethia (therein referred to as Transferee) **(under Regn No. BBE-3-16933-2022) + Index II + SDR +RR**
- c) **Original registered Rectification Deed bearing regn no.11702 DT-07-06-24 + Index II + SDR +RR**
- d) Original registered Deed of rectification dated 07/06/2024 between Deepak Devji Patel and Pravin Damji Rambhia (therein referred to as "therein referred to as "Transferors") AND M/s. Colo Color Pvt Limited (therein referred to as confirming party) and Samir Thakershi Shethia (therein referred to as transferee) **(under regn no. BBE-4-11704-2024) + Index II + SDR +RR**
- e) Original registered Supplementary Agreement dated 07/06/2024 between M/s. Colo Color Pvt Limited (therein referred to as Landlords/Developers) and Samir Thakershi Shethia (therein referred to as "therein referred to as "Transferee") **In respect of of additional area admeasuring 207 sq. ft. carpet area being part of office no. 101 free of cost. (under Regn No. BBE-4-11699/2024) + Index II + SDR +RR**
- f) **No dues certificate from BT Bank**
- g) All documents as per LOD

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

NORMAL

1. Original NOC of the Developer/ Society for creation of mortgage in your favour
2. In the event of there being a Co-Operative Society, then the Bank will need to obtain original Share Certificate issued by the Society in favour of your Constituent + original NOC + Copy of registration certificate of society- if share certificate is not yet issued.
3. In the event of there being a limited company, then the Bank will need to obtain original the original shares issued by the said Company, in favour of your Constituent + original NOC;
4. In the event of there being a Condominium then, true copy of registered Deed of Declaration + original NOC + original registered deed of apartment in favour of

your Constituent + original share certificate [if any] issued by the Condominium in favour of your Constituent

REMARKS (if any): -

AS ABOVE



HEENA
BILAWAL
A
ENGINEER
Advocate and Solicitor & Notary

Digitally signed
by HEENA
BILAWALA
ENGINEER
Date: 2026.10.13
18:57:01 +05'30'