

LEGAL SCRUTINY REPORT

Date	02/09/2026; 03/09/2026; 05/09/2026; 08/09/2026
LV Ref. ID.	LVP-SEP-26-ICHF-03
Status of L.O.R.	POSITIVE
Transaction Type	BUILDER PURCHASE
LAN No.	77000345089

To

**ICICI HOME FINANCE
KHARADI**

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of – DNYANESHWAR GOVINDRAO SOLANKE

PART I: PROPERTY DETAILS:

- 1. Name of the Applicant/Borrower/s: DNYANESHWAR GOVINDRAO SOLANKE**
- 2. Name of the Co-applicant/s: AISHWERYA DYANESHVAR SOLANKE**
- 3. Type of Loan: BUILDER PURCHASE**
- 4. Purpose of Loan: BUILDER PURCHASE**
- 5. Name of the Property Owner/s: MR. SOLANKE DNYANESHWAR GOVINDRAO**
- 6. Name of the Proposed Property Owner/s: NOT APPLICABLE**
- 7. Description of the Property (with Boundaries):**

Flat No. 204, admeasuring carpet area 46.04 square meters, along with balcony area admeasuring 2.35 square meters, on the **2nd floor**, in '**A2**' Wing, Building '**A**', of the project known as "**Life Republic Sector R35/35th Avenue - Harmony Residency**" constructed on the land bearing Survey Nos. 126/1 (Part), 131/8 (Part), 131/9 (Part) and 131/10 (Part) area admeasuring 9365.65 square meters out of Larger Land bearing New Survey No. 86 Part and 74 B and others , lying being and situated at Village Mouje Jambe, Taluka Mulshi, District-Pune (Sanket No.881-B) (**Said Property**) and bounded as below: -

Boundaries:

On or towards the East: Township Boundary; Survey No.126 (P) & 130(P).,
On or towards the West: Township Boundary; Village Jambe and Nere; Sr.No. 23(P), 24(P),25(P).

**On or towards the North: Township Boundary; Survey No. 131 (P),
On or towards the South: Sector R34, 12 m Wide Internal Road S. No. 126 (P). (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 Nos. 126/1 (Part) in the name of **Kolte-Patil Integrated Townships Ltd.**
2. Scanned Copy of Online Verification 7/12 extract of 131/8 (Part) in the name of **Milind Digambar Kolte**
3. Scanned Copy of Commencement Certificate dated 15/03/2024 bearing Ref. No. BMU/MOU.JAMBE/S.N.126(PART) AND OTHERS SECTOR R-35/P.K.729/23-24/9392 issued by PMRDA in favour of **Kolte-Patil Integrated Townships Limited**
4. Scanned Copy of Title Certificate dated 13/01/2025 issued by Adv. Vishal Kulkarni in favour of **Kolte-Patil Integrated Townships Limited (Formerly known as Kolte-Patil I-Ven Townships (Pune) Limited)**
5. Scanned Copy of RERA Registration Certificate dated 06/02/2026 bearing Reg. No. P52100079586 issued by Maharashtra Real Estate Regulatory Authority in favour of **Kolte-Patil Developers Limited** for the project known as “**Life Republic Sector R35/35th Avenue Harmony Residency**”
6. Scanned Copy of Offer Letter dated 05/03/2026 bearing reg no. ****/****/****/6422/2026 issued by MHADA in favor of **Mr. Dnyaneshwar Govindrao Solanke**
7. Scanned copy of Registered Agreement for Sale dated 13/05/2026 bearing Reg. No. HVL-15/13031/2026 executed by Kolte-Patil Developers Limited (erstwhile Kolte-Patil Integrated Townships Limited) through its authorized signatory Mr. Nelson Misquith in favour of **Mr. Solanke Dnyaneshwar Govindrao**

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

1. We have perused aforesaid documents and we find that, all that piece or parcel land bearing land bearing Survey Nos. 126/1 (Part), 131/8 (Part), 131/9 (Part) and 131/10 (Part) area admeasuring 9365.65 square meters out of Larger Land bearing New Survey No. 86 Part and 74 B and others , lying being and situated at Village Mouje Jambe, Taluka Mulshi, District-Pune (Sanket No.881-B), **(Said Land)**

5. We further find from recitals **Registered Development Agreement and Power of Attorney** dated 22/08/2006 bearing Reg. No. Mulshi-5539/2006 and 5540/2006 executed by Mr. Milind Digambar Kolte in favour of I-Ven Townships (Pune) Pvt. Ltd. wherein land owners assigned development rights in respect of **Said Land Survey No. 131/8 (Part) (Old s. No.131/4) admeasuring 00 H 48 R** for consideration and upon the terms and conditions mentioned therein.
6. We further find from the recitals that **Registered Cancellation Deed** dated 25/06/2013 bearing Mulshi-5118/2013, executed by Mr. Milind Digambar Kolte in favour of **I-Ven Townships (Pune) Pvt. Ltd.** in respect of Cancellation of **Registered Development Agreement and Power of Attorney** dated 22/08/2006 bearing Reg. No. Mulshi-5539/2006 and 5540/2006
7. We further find from the recitals that a **Registered Exchange Deed** dated 25/06/2013 bearing Registration No. Mulshi-5119/2013 was executed between Mr. Milind Digambar Kolte and **Mr. Devang Rajesh Bhujbal and in consideration Devang Rajesh Bhujbal through minor guardian Mr. Rajesh Murlidhar Bhujbal**, wherein it is mentioned that the land bearing Survey No. 131/8(Part) (Old S. No.131/4) area admeasuring 00 H 48 R, was exchanged with the land bearing Survey No. 131/10 (Old S. No.131/5B) admeasuring 00 H 48 R, as per the revenue record reflected in Mutation Entry No. 3868
8. We further find from recitals **Registered Development Agreement and Power of Attorney** dated 28/03/2014 bearing Reg. No. Mulshi-2/2480/2014 and 2481/2014 executed by Mr. Milind Digambar Kolte in favour of **Kolte-Patil I-Ven Townships (Pune) Ltd.** wherein land owners assigned development rights in respect of **Said Land Survey No. 131/10 (Part) (Old s. No.131/5B) admeasuring 00 H 48 R** for consideration and upon the terms and conditions mentioned therein
 - **Survey No.131/9**
9. We further find from recitals **Registered Sale Deed** dated 30/11/2022 bearing Reg. No. Mulshi/18562/2022. executed by Mr. Rajesh A. Patil along with Kolte Patil Developers Limited being Consenting Party wherein sold, transferred and conveyed the **Said Land Survey No.131/9 (Old S. No.131/5A) area admeasuring 00 H 46 R** in favour of **Kolte Patil Integrated Townships limited** for consideration and upon the terms and conditions mentioned therein.
10. We further find from recitals Development Agreements were originally executed in the name of I-Ven Townships (Pune) Pvt. Ltd'. The name of I-Ven Townships (Pune) Pvt. Ltd was changed from time to time and was ultimately changed to Kolte-Patil Integrated Townships Limited ("KPIT").and A Company Application was filed before the National Company Law Tribunal, Mumbai, by the parent company of KPIT, i.e. Kolte-Patil Developers Limited, the Promoter herein, thereby submitting a scheme of amalgamation between the Kolte-Patil Developers Limited and KPIT, Order dated 07/10/2025 approving the merger of the erstwhile promoter KPIT with the Kolte-Patil Developers Limited (Promoter)
11. We further find that **Commencement Certificate** dated 15/03/2024 bearing Ref. No. BMU/MOU.JAMBE/S.N.126(PART) AND OTHERS SECTOR R-35/P.K.729/23-24/9392 issued by PMRDA in favour of **Kolte-Patil Integrated Townships Limited** wherein permission was granted to carry out development of Residential Building comprising on the Said Land subject to the terms and conditions mentioned therein.
12. We further find that **Title Certificate** dated 13/01/2025 issued by Adv. Vishal Kulkarni in favour of **Kolte-Patil Integrated Townships Limited (Formerly known as Kolte-Patil I-Ven Townships**

(Pune) Limited) wherein it is opined that the title of Said Land is clean, clear and marketable Note: We have placed reliance upon the same for the title of Owner/Developer

13. We further find that **RERA Registration Certificate** dated 06/02/2026 bearing Reg. No. P52100079586 issued by Maharashtra Real Estate Regulatory Authority in favour of **Kolte-Patil Developers Limited** for the project known as **“Life Republic Sector R35/35th Avenue Harmony Residency”**.

- **Proposed Date of Completion – 31/12/2027**
- As per information available on RERA Website, we have found pending litigations on the Said Land

Litigation Details

Is there any litigation against this proposed project : Yes

#	Court Name	Division & Bench	City	Case Number	Case Year	Case Status	View
1	Civil Court Pune			372/2022	2022		
2	Civil Court Pune			1098/2023	2023		

We have found Pending Litigation bearing Suit No. 372/2022, 281/2012 and 1098/2023 on the Said Land. and as per our online verification of the same is disposed off.

CIVIL COURT PUNE MAHARASHTRA							Respondent and Advocate	
Case Details							1) Naresh Aniruddha Patil Advocate - yogin kulkarni	
Case Type	Filing Number	Filing Date	Registration Number	Registration Date	CNR Number		2) Milind Digamber Kolte Advocate - yogin kulkarni	
Civil M.A. - Civil Misc. Application	1482/2022	08-02-2022	372/2022	18-02-2022	MHPU020013362022		3) Rajesh Aniruddha Patil Advocate - yogin kulkarni	
Case Status							4) Ashok Dhanaji Shivnekar Advocate - yogin kulkarni	
First Hearing Date	Decision Date	Case Status	Nature of Disposal	Court Number and Judge				
28-February-2022	26-August-2025	Case Disposed	Uncontested - TRANSFERRED / MADE OVER	102-3RD ADDL JUD. SMALL CAUSES CT AND JTCJSD/JMFC PUNE				

CIVIL COURT PUNE MAHARASHTRA							Petitioner and Advocate	
Case Details							1) Sunita Bhaguji Panmand Advocate - Raiegankar Santosh Dagdusheth	
Case Type	Filing Number	Filing Date	Registration Number	Registration Date	CNR Number		2) Sangeta Rohidas Waghole Advocate - Raiegankar Santosh Dagdusheth	
R.C.S. - Regular Civil Suit	5051/2023	05-06-2023	1098/2023	14-06-2023	MHPU020042762023		Respondent and Advocate	
Case Status							1) Naresh Aniruddha Patil Advocate - Dhongde Kedar Upendra	
First Hearing Date	Decision Date	Case Status	Nature of Disposal	Court Number and Judge			2) Dnyanoba Kaluram Sathe	
19-june-2023	09-December-2025	Case Disposed	Uncontested - TRANSFERRED / MADE OVER	141-4TH JOINT C.J.S.D AND ADDL C.J.M PUNE			3) Pralhad Raghunath Gaikwad	
							4) Pandit Raghunath Gaikwad	

- As per information available on RERA Website, we have found that Said Land is free from all encumbrances

Life Republic
- KOLTE-PATIL
Developers and Townships

TO WHOMSOEVER IT MAY CONCERN

DECLARATION REGARDING DETAILS OF ENCUMBRANCES CONCERNED TO LEGAL

We Kolte-Patil Integrated Townships Limited having registered office at S. No. 74, Marunji, Hinjewadi-Marunji-Kasarnai Road, Taluka Mulshi, Pune - 411057 hereby declare that, with reference to our residential real estate project **“LIFE REPUBLIC SECTOR R35/35th AVENUE – HARMONY RESIDENCY”** located at 126/1(P), 131/8(P), 131/9(P) and 131/10(P) Village Jambe Taluka Mulshi Pune 411053 the said land along with project is free from all encumbrances concerned to Legal issue and except for the Civil M. A. 372/2022 between Govind Salunkhe vs. Naresh Patil & 6 others and R.C.S. 1098/2023 between Sunita Panmand vs. Rajesh Patil & 3 others both pending in Civil Court Pune.

For Kolte-Patil Integrated Townships Limited

Authorized Signatory
Place: Pune
Date: 05/02/2025

14. We further find that **Offer Letter** dated 05/03/2026 bearing reg no. ****/****/****/6422/2026 issued by MHADA in favor of **Mr. Dnyaneshwar Govindrao Solanke** in respect of Said Property.

NOTE: WE OBSERVED THAT IN ABOVE OFFER LETTER THE AMOUNT RS.54800/- HAS TO PAY MHADA AND 1794900/- HAS TO PAY DEVELOPER

Note: We further find that with reference to the Offer Letter---Clause No.8- As per the provisions of the Maharashtra Housing and Area Development Authority (MHADA) Regulations, 1981, the tenement/flat cannot be sold within a period of 5 years. If any unauthorized sale or transfer of the tenement is found, legal action will be taken against you.

15. We further find that **Registered Agreement for Sale** dated 13/05/2026 bearing Reg. No. HVL-15/13031/2026 executed by Kolte-Patil Developers Limited (erstwhile Kolte-Patil Integrated Townships Limited) through its authorized signatory Mr. Nelson Misquith in favour of **Mr. Solanke Dnyaneshwar Govindrao** related to Sale of Said Property for consideration and upon the terms and conditions mentioned therein

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: Search Report Attached

Status- Clear

Ref: Investigation title of the property situated at **Flat No. 204** on **2nd Floor**, in **'A' Wing, Building 'A2'**, of the project known as **"Life Republic Sector R35/35th Avenue - Harmony Residency"**, constructed on Land bearing **Survey Nos. 126/1 (Part), 131/8 (Part), 131/9 (Part) and 131/10 (Part)**, (Sanket No.881-B) lying and being situated at Village **Jambe**, Taluka **Mulshi** & District **Pune**.

DNYANESHWAR GOVINDRAO SOLANKE

Dear Sirs,

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

At Mulshi S.R.O Record from the year 2014 to 2026 (13 Years)

2014 – Entry Found

MLS-2-2480	Development agreement	28/03/2014
2014	Rs.8112196/-	01/04/2014

Milind Digambar Kolte through attorney Jitendra Dattatray Patil

To

Kolte - Patil I-Wen Township Pune Ltd through Official Signatory Bhaskar Baroi

Schedule: Land bearing **Survey Number 131/10**, lying and being situated at Village **Jambe**, Taluka **Mulshi** & District **Pune**. Admeasuring area 4800 sq.m.

2015 – NIL
2016 – NIL
2017 – NIL
2018 – NIL
2019 – NIL
2020 – NIL
2021 – Entry Found

MLS-2-13090	Sale Deed	07/09/2021
2021	Rs.149904450/-	07/09/2021

Naresh Aniruddha Patil through attorney Rajesh Aniruddha Patil & Jitendra Dattatray Patil & others

To

Kolte-Patil Integrated Township Limited (Earlier Name - Kolte - Patil I-Ven Township (Pune) Limited)

Schedule: Land bearing **Survey Number 126/1**, lying and being situated at Village **Jambe**, Taluka **Mulshi** & District **Pune**. Admeasuring area 0.8950 hectares.

MLS-9831	Agreement	30/10/2021
2021	Rs.2500000/-	01/11/2021

Devang Rajesh Bhujbal through Father Rajesh Muralidhar Bhujbal

To

Milind Digambar Kolte through attorney Jitendra Dattatray Patil

Schedule: Land bearing **Survey Number 131/7 & 131/8**, lying and being situated at Village **Jambe**, Taluka **Mulshi** & District **Pune**. Admeasuring area 400 square meters.

2022 – Entry Found		
MLS-14021	Agreement	14/09/2022
2022	Rs.2500000/-	15/09/2022

Devang Rajesh Bhujbal



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.;

To

Milind Digambar Kolte through attorney Jitendra Dattatray Patil

Schedule: Land bearing **Survey Number 131/7 & 131/8**, lying and being situated at Village **Jambe**, Taluka **Mulshi** & District **Pune**. Admeasuring area 400 square meters. (Original Doc No. MLS-9831/21).

MLS-18562	Sale Deed	30/11/2022
2022	Rs.59800000/-	01/12/2022

Rajesh Aniruddha Patil through attorney Jitendra Dattatreya Patil & others

To

Kolte-Patil Integrated Township Limited (Earlier name - Kolte - Patil I-Ven Township (Pune) Limited) through Virag Milind Kolte through attorney Jitendra Dattatray Patil

Schedule: Land bearing **Survey Number 131/9 (Old Survey no.131/5A)**, lying and being situated at Village **Jambe**, Taluka **Mulshi** & District **Pune**. Admeasuring area 0.4550 hectares.

2023 – Entry Found		
MLS-2-24347	Agreement	05/10/2023
2023	Rs.0.1/-	19/10/2023

Parmeshwar Govind Salunke & others

To

Kolte-Patil Integrated Township Limited through Official signature Milind Digambar Kolte through attorney Jitendra Dattatray Patil

Schedule: Land bearing **Survey Number 126/1 Part**, lying and being situated at Village **Jambe**, Taluka **Mulshi** & District **Pune**. Admeasuring area 77.040 hectares.

2024 – Entry Found		
MLS-2-27155	Sale Deed	15/10/2024
2024	Rs.0.1/-	15/10/2024

Ishwar Govind Salunke & others

To

Kolte-Patil Integrated Township Limited through Official Signatory Milind Digambar Kolte through attorney Jitendra Dattatray Patil

Schedule: Land bearing **Survey Number 126/1**, lying and being situated at Village **Jambe**, Taluka **Mulshi** & District **Pune**. Admeasuring area 0.7704 hectares. (As per Doc No. MLS-2-24347/2023).

MLS-2-27904	Lease Deed	21/11/2023
2023	Rs.0/-	04/12/2023

Rajesh Aniruddha Patil & others

To

Milind Digambar Kolte

Schedule: Land bearing **Survey Number 126/1,131/8,131/9,131/10**, lying and being situated at Village **Jambe**, Taluka **Mulshi** & District **Pune**. Admeasuring area 0.0045 hectare. r. (Lease period - 99 years).

MLS-2-33083	Partition Deed	17/12/2024
2024	Rs.0/-	17/12/2024

To

Schedule: Land bearing **Survey Number 126/1**, lying and being situated at Village **Jambe**, Taluka **Mulshi** & District **Pune**. Admeasuring area 0.8900 hectares.

2025 – Entry Found		
HVL-19-18605	Confirmation Deed	29/07/2025
2025	Rs.0/-	04/08/2025

Sunita Bhaguji Panmand & Rajesh Aniruddha Patil through attorney Milind Digambar Kolte

To

Schedule: Land bearing **Survey Number 131/9**, lying and being situated at Village **Jambe**, Taluka **Mulshi** & District **Pune**. Admeasuring area 46 hectares.

2026 – Entry Found		
HVL-15-13031	Agreement	13/05/2026
2026	Rs.1794900/-	19/05/2026

M/s Kolte - Patil Developers Limited (Earlier name - Kolte-Patil Integrated Township Limited) through Authorized signatory Nelson Misquit through attorney Ravikiran Narhari Tekade

To

Solanke Dnyaneshwar Govindrao

Schedule: Flat No. 204 on 2nd Floor, in “Wing A-2” in “Building A”, of the project known as “Life Republic, Sector R35/ Avenue 35 - Harmony Residency”, constructed on Land bearing Survey Number 126/1(part), 131/8(part), 131/9(part) & 131/10(part) & Others, lying and being situated at Village Jambe, Taluka Mulshi & District Pune. Admeasuring area 46.04 square meters. (Along with One two-wheeler parking space on the parking floor No. SC-522).

NOTE: - Kindly note that, This Search Report Is Subject to the torn and Mutilated record, unready and unavailable record, and available records in the office, Withdrawal for register of certain years for binding and re-writing (Date Entry) By the office and the computer Records are not maintained properly and at the time of search some index II are not found also **NOI filled using Citizen log in is not updated in search record, hence the online NOI not shown during Public Search** and I am not responsible and/or liable for unavailable records or entries as on date of search

PART V: OTHER PROVISIONS:

- 5.1 Whether provisions of urban land ceiling act are applicable? **No.**
- 5.2 Whether any property/ies intend to be given as security is subject to any minor's claim/share? **No.**
- 5.3 Whether the property is affected by any revenue and tenancy regulations; if yes then to what extent? **No.**
Whether the user land has been converted into Non-Agricultural for Residential use by the order of the competent Authority **Commencement Certificate dated 15/03/2024 bearing Ref. No. BMU/MOU.JAMBE/S.N.126(PART) AND OTHERS SECTOR R-35/P.K.729/23-24/9392 issued by PMRDA in favour of Kolte-Patil Integrated Townships Limited**
- 5.4 Whether up to date tax/land revenue has been paid in respect of the property? **Lender to ensure the same internally.**
- 5.5 Whether all original documents for last 13/30 years have been scrutinized; if not give reasons? **Not required, please refer at the time of Vetting.**
- 5.6 Whether required documents are available for creating mortgage? **Yes.**
- 5.7 Whether all the previous owners of the property had the right and competency to transfer the property? **Yes.**
- 5.8 Whether the proposed mortgage by deposit of title deeds is possible? **Yes, if EM suggested.**
- 5.9 What is the tenure of the land; if it is leased? **Freehold Land.**
- 5.10 Whether the land is Adivasi (tribal) land? **No.**
- 5.11 Whether the land /property are joint family property? **No.**
- 5.12 Whether SARFAESI Act applicable? **Yes.**
- 5.13 Is land/property/flat being subject to any reservations /acquisitions/requisitions? **No. As per documents submitted before us.**
- 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? **Yes**
- 5.15 Whether the said POA holder has/had authority to sell the property under POA? **Yes.**
- 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? **NOC for Mortgage from Developer in favor of ICICI HFC**
- 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 **Not Applicable**
- 5.19** Whether Search Report is obtained and submitted? **Search Report Attached**
Search Report Details: - **Receipt no.: 1115423850**
Search Conducted Years: **2014 to 2026 (13 Years)**
Name of the Advocate / Searcher: **Indus Legal**
Search Report Date: **03/09/2026**
Note: Status- **Clear**

PART VI: CERTIFICATE:

In view of the foregoing, and in light of what is discussed above and subject to the observations and conditions made by us herein and Clear Search report, we certify that the title deeds intended to be deposited, relating to the Said Property and offered as security by way of **equitable mortgage** and the documents of title referred to above are evidence of the title and that if the said **equitable mortgage** is created in the manner required by law, it would satisfy the requirements of creation of **equitable mortgage**.

We further certify that **Registered Agreement, MR. SOLANKE DNYANESHWAR GOVINDRAO** 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. SOLANKE DNYANESHWAR GOVINDRAO AND AISHWERYA DNYANESHWAR SOLANKE**

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 Offer Letter dated 05/03/2026 bearing reg no. ****/****/****/6422/2026 issued by MHADA in favor of **Mr. Dnyaneshwar Govindrao Solanke**
2. Original Registered Agreement for Sale dated 13/05/2026 bearing Reg. No. HVL-15/13031/2026 executed by Kolte-Patil Developers Limited (erstwhile Kolte-Patil Integrated Townships Limited) through its authorized signatory Mr. Nelson Misquith in favour of **Mr. Solanke Dnyaneshwar Govindrao** along with SDR, RR and Index II.
3. Original OCR issued by Developer in favor **Mr. Solanke Dnyaneshwar Govindrao**
4. Original NOC for Mortgage from Developer in favor of **ICICI HFC LIMITED.**

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

1. Original 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

Hetal Rajesh
Prajapati

Digitally signed by
Hetal Rajesh Prajapati
Date: 2026.09.09
11:19:04 +05'30'

**Authorized Signatory
Advocates and Legal Consultants**

**Law Veritas
West**
Simple Legal Solutions