



LEGAL SCRUTINY REPORT

LAN No;77000327807, 77000327808

Report status – Positive

Malad Branch

Date: 31/07/2026

To
Branch Manager ICICI Home Finance,

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file: Mr. Sagar Rajesh Dasari

PART I: PROPERTY DETAILS:

- 1 Name of the Applicant/Borrower/s: Mr. Sagar Rajesh Dasari**
- 2 Name of the Co-applicant/s: (if any): --**
- 3 Type of Loan: BT Top-up**
- 4 Purpose of Loan: BT Top-up**
- 5 Name of the Property Owner/s: Mr. Sagar Rajesh Dasari**
- 6 Description of the Property:**

All that piece and parcel of property bearing Flat No. 102, Floor-1, Building No.2, Wing-B admeasuring about 225 Square Ft Carpet area, Situated at Parel Shivneri SRA Co-Operative Housing Society Ltd., Dainik Shivneri Marg, Kasturba Gandhi Nagar, Worli, Mumbai-400018. The said property is constructed on part of City Survey No. 110 (C.S No. 110(pt)) of Lower Parel Division, within G South Ward, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

7 Boundaries of Land:

East	
West	
North	
South	

8 Nature/Status of the Property:Freehold

9 Type of Property: Flat

• PART II: LIST OF DOCUMENTS SUBMITTED BEFORE ME/US FOR SCRUTINYAND LEGAL OPINION:

1. Registered Agreement for Sale dated 18/02/2025, registered vide Document No. MBI2-4604-2025 at Sub-Registrar Mumbai-2, executed by Smt. Surekha Sakham Salaskar in favour of Mr. Sagar Rajesh Dasari
2. Registered Release Deed dated 30/10/2024, registered vide Document No. BBE2-25478-2024 at Sub-Registrar Mumbai-2, executed by Mrs. Arti Pandurang Gore in favour of Smt. Surekha Sakham Salaskar



3. Death Certificate of Vithal Salaskar, who died on 07/01/1983.
4. Death Certificate of Janabai Vithal Salaskar, who died on 22/06/1988.
5. Share Certificate No. 90, issued on 15/10/1992 (under common seal July 2002) by Parel Shivneri Co-operative Housing Society Ltd. in the name of Smt. Janabai Vithal Salaskar
6. SRA Full Occupation Permission No. SRA/ENG/672/GS/ML/AP dated 21/05/2009 for proposed rehab bldg No. 2 of Parel Shivneri CHS Ltd. on plot bearing C.S. No. 109(pt), 110(pt), 136(pt) & 139(pt) of Lower Parel Division. This confirms the property is part of a Slum Rehabilitation scheme.
7. Public Notices dated 01/02/2025 and Advocate's NOC dated 15/02/2025 for the proposed purchase by Mr. Sagar Rajesh Dasar.
8. LOD issued by Aditya birla housing finance ltd dated 25/4/2025

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

1. That the land bearing City Survey No. 110 (part) of Lower Parel Division, at Kasturba Gandhi Nagar, Dainik Shivneri Marg, Worli, Mumbai, was part of a larger land parcel on which a **Slum Rehabilitation Scheme was developed**
2. That the residential premises, Flat No. 102, Floor-1, Building No.2, Wing-B, Parel Shivneri SRA CHSL, originally belonged to **Late Smt. Janabai Vithal Salaskar**.
3. That Smt. Janabai Vithal Salaskar died intestate on 22/06/1988, leaving behind her son Sakham Vithal Salaskar and her husband Late. Vithal Salaskar who already died on 07/01/1983
4. That their son, **Late Sakham Vithal Salaskar, also died on 27/12/1989.**
5. That the Parel Shivneri Co-operative Housing Society Ltd. was registered under the Maharashtra Co-operative Societies Act with Registration No. B.O.M(W) G/ South/ H.S.G(T.O.)-6622 during the year 1992-1993, for a Slum Rehabilitation Scheme.
6. That a Share Certificate No. 90 was issued on 15/10/1992 (with common seal dated July 2002) by Parel Shivneri Co-operative Housing Society Ltd. in the name of Smt. Janabai Vithal Salaskar, certifying her as the Registered Holder of one fully paid-up share (bearing distinctive Nos. 90 to 90) relating to the ownership of Flat No. 102.
7. That the **Municipal Corporation of Greater Bombay issued an Intimation of Disapproval (IOD) No. EERP/SRD/05/6-5 dated 11/10/1995**, disapproving initial building plans for Survey No. 110(pt), 136(pt) & 139(pt) of Lower Parel Division, citing various conditions not complied with, including the necessity for Non-Agricultural permission from the Collector.
8. That the **Slum Rehabilitation Authority subsequently issued Full Occupation Permission No. SRA/ENG/672/GS/ML/AP dated 21/05/2009** for the proposed rehab building No. 2 (which contains the subject flat) in Parel Shivneri CHS Ltd., situated on C.S. No. 109(pt), 110(pt), 136(pt) & 139(pt) of Lower Parel Division. This indicates the successful completion of the Slum Rehabilitation Scheme and construction of the building.
9. That **Smt. Surekha Sakham Salaskar** (widow of Late Sakham Vithal Salaskar), and **Mrs. Arti Pandurang Gore** (relationship between parties unknown) and executed a Legal Heirs Affidavit dated 10/10/2024, jointly stating and declaring themselves to be the only legal heirs of Late Smt. Janabai Vithal Salaskar and Late Vithal Salaskar, entitled to claim the said premises.
10. That Mrs. Arti Pandurang Gore, being one of the legal heirs, executed a Registered Release Deed dated 30/10/2024, registered vide Document No. BBE2-25478-2024 at Sub-Registrar Mumbai-2, **in favour of Smt. Surekha Sakham Salaskar.**
11. That Advocate Sagar S. Marathe, on behalf of his client Mr. Sagar Rajesh Dasari, published Public Notices



in "Active Times" and "Mumbai Lakshdeep" newspapers on 01/02/2025, inviting claims or objections from the public regarding the intended purchase of Flat No. 102 from Smt. Surekha Sakham Salaskar.

12. That subsequent to the Public Notices, Advocate Sagar S. Marathe issued a No Objection Certificate dated 15/02/2025, confirming that no objections were received within the stipulated period.
13. That Parel Shivneri Co-Op Housing Society Ltd. issued a No Objection Certificate dated 05/02/2025, confirming Smt. Surekha Sakham Salaskar as the flat owner and member for Room No. B/102, and stating that there were no dues outstanding against the flat premises. This NOC was issued for the sale of the flat to Mr. Sagar Rajesh Dasari.
14. That **Smt. Surekha Sakham Salaskar** (Transferor/Vendor) executed an Agreement for Sale dated 18/02/2025, registered vide Document No. MBI2-4604-2025 at Sub-Registrar Mumbai-2, **in favour of Mr. Sagar Rajesh Dasari** (Transferee/Purchaser) for Flat No. 102
15. It is seen that **Mr. Sagar Rajesh Dasari** had availed loan from **Aditya birla housing finance ltd.** and now intends to transfer the balance amount to **ICICI HFC and wishes to enhance the top-up amount.**

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

1. **Registered Agreement for Sale dated 18/02/2025, registered vide Document No. MBI2-4604-2025 at Sub-Registrar Mumbai-2, executed by Smt. Surekha Sakham Salaskar in favour of Mr. Sagar Rajesh Dasari**
2. **Registered Release Deed dated 30/10/2024, registered vide Document No. BBE2-25478-2024 at Sub-Registrar Mumbai-2, executed by Mrs. Arti Pandurang Gore in favour of Smt. Surekha Sakham Salaskar**

PART V: OTHER PROVISIONS:

- 1.1 Whether provisions of urban land ceiling act are applicable? NA
- 1.2 Whether any property/ies intend to be given as security is subject to any minor's claim/share? NO
- 1.3 Whether the property is affected by any revenue and tenancy regulations; if yes then to what extent? NO
- 1.4 Whether the user land has been converted into Non-Agricultural for Residential use by the order of the competent Authority? yes
- 1.5 Whether up to date tax/land revenue has been paid in respect of the property? YES
- 1.6 Whether all original documents for last 13/30 years have been scrutinized; if not give reasons? YES
- 1.7 Whether required documents are available for creating mortgage? YES
- 1.8 Whether all the previous owners of the property had the right and competency to transfer the property? YES
- 1.9 Whether the proposed mortgage by deposit of title deeds is possible? YES
- 1.10 What is the tenure of the land; if it is leased? __years (remaining period)
- 1.11 Whether the land is Adivasi (tribal) land? NO
- 1.12 Whether the land/property are joint family property? N
- 1.13 Whether SARFAESI Act applicable? YES
- 1.14 Is land/property/flat being subject to any reservations/acquisitions/requisitions? N
- 1.15 Whether the property has been transferred by a power of attorney (POA) holder of the original landowner in favor of the loan applicant? NO
- 1.16 Whether the said POA holder has/had authority to sell the property under POA? NO
- 1.17 Whether POA as recorded in 5.15 is registered? NO
- 1.18 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 NO
- 1.19 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 NO
- 1.20 Whether Search Report is obtained and submitted? YES
Search Report Details: - **E Challan/GRN No. Challan/GRN No MH007512143202627E Dated 31/07/2026**
Search Conducted Years:13 years
- 1.21 Name of the Advocate / Searcher: **ADV RASHMI SINGH AND ASSOCIATES** Search Report
Date: Note:
- 1.22 Whether EC is obtained? NO EC Details: - No. of Years EC Obtained: Any Encumbrance to Specify:
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 **Mr. Sagar Rajesh Dasari** /would derive a valid, clear, marketable and unencumbered title in the property/ies stated above. The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower/ Co borrower, **Only upon charge release by Aditya Birla housing finance ltd**

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 LOD issued by Aditya Birla housing finance ltd
2. Original Foreclosure letter
3. Copy of electricity bill
4. Copy of property tax paid receipt
5. Copy of maintenance bill

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

1. Original Registered Agreement for Sale dated 18/02/2025, registered vide Document No. MBI2-4604-2025 at Sub-Registrar Mumbai-2, executed by Smt. Surekha Sakharam Salaskar in favour of Mr. Sagar Rajesh Dasari Along with Index II and RR.
2. Original Registered Release Deed dated 30/10/2024, registered vide Document No. BBE2-25478-2024 at Sub-Registrar Mumbai-2, executed by Mrs. Arti Pandurang Gore in favour of Smt. Surekha Sakharam Salaskar. Along with Index II and RR.
3. Original Registered Agreement between M/S Akkanoor Associates and Smt Janabai Vithal Salaskar along with RR and Index II (as per Lod issued by Aditya Birla housing finance ltd)
4. Original Mortgage NOC issued by society in favour of ICICI HFC.



5. Original Mortgage NOC issued by SRA in favour of ICICI HFC
6. Original Trasfer permission issued by SRA
7. Original NO due certificate issued by Aditya Birla housing finance ltd.

- **Remarks:** -

Yours Faithfully,

**Singh
Rashmi**

Digitally signed by
Singh Rashmi
Date: 2026.07.31
21:13:13 +05'30'

Adv Rashmi Singh and Associates

ICICI HOME FINANCE LIMITED

SEARCH REPORT

LAN No: 77000327807, 77000327808

Dated: 31/07/2026

Description of Property:

All that piece and parcel of property bearing Flat No. 102, Floor-1, Building No.2, Wing-B admeasuring about 225 Square Ft Carpet area, Situated at Parel Shivneri SRA Co-Operative Housing Society Ltd., Dainik Shivneri Marg, Kasturba Gandhi Nagar, Worli, Mumbai-400018. The said property is constructed on part of City Survey No. 110 (C.S No. 110(pt)) of Lower Parel Division, within G South Ward, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban

Mortgagors / Proposed Owners: Mr. Sagar Rajesh Dasari



THIS IS TO CERTIFY THAT I have caused to be taken search of the Index II pertaining to the office of **Sub-Registrar Mumbai** for the last 13 years on the date of Search Receipt, however conducting manual search in all registration offices is not within our scope and ambit

Year	Entries Found in search
2013	No Additional Entries Found in Search
2014	No Additional Entries Found in Search
2015	No Additional Entries Found in Search
2016	No Additional Entries Found in Search
2017	No Additional Entries Found in Search
2018	No Additional Entries Found in Search
2019	No Additional Entries Found in Search
2020	No Additional Entries Found in Search
2021	No Additional Entries Found in Search
2022	No Additional Entries Found in Search
2023	No Additional Entries Found in Search
2024	Registered Release Deed dated 30/10/2024, registered vide Document No. BBE2-25478-2024 at Sub-Registrar Mumbai-2, executed by Mrs. Arti Pandurang Gore in favour of Smt. Surekha Sakharam Salaskar.
2025	Registered Agreement for Sale dated 18/02/2025, registered vide Document No. MBI2-4604-2025 at Sub-Registrar Mumbai-2, executed by Smt. Surekha Sakharam Salaskar in favour of Mr. Sagar Rajesh Dasari
2026	No Additional Entries Found in Search

Attached the Govt. Fees paid vide E **Challan/GRN No. MH007512143202627E Dated 31/07/2026** conducting manual search in all the cases are not possible hence online entry verified by paid challan and data captured as per the entries available

During online search on IGR site, we have found all above entries in the name of

Promoters, and we have not found any encumbrance on the aforesaid property.

Place: Thane/Nashik/Pune

Yours Faithfully,

**Singh
Rashmi**

Adv Rashmi Singh and Associates

Digitally signed
by Singh Rashmi
Date: 2026.07.31
21:13:29 +05'30'