



ICICI HOME FINANCE
LEGAL SCRUTINY REPORT

LAN No:77000356802

Report status – Positive

Thane Branch

Date: 18/09/2026

To
Branch Manager ICICI Home Finance,

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file: Mr. Ravindra Rama Poojari

• **PART I: PROPERTY DETAILS:**

1 Name of the Applicant/Borrower/s: Mr. Ravindra Rama Poojari

2 Name of the Co-applicant/s: (if any):

3 Type of Loan: Resale

4 Purpose of Loan: House Purchase

5 Name of the Property Owner/s: Mrs. Rajani Namdeo Funde

6 Description of the Property:

All that piece and parcel of property bearing Flat No. 203, admeasuring 524 Square Feet (Carpet) area equivalent to 48.70 Square Meters (Carpet) area (which is inclusive of the area of balcony and dry yards), situated on the 2nd Floor of Wing B in Building No. 1, of "Mahavir Estella A & B Co-Operative Housing Society Ltd.", standing on the plot of land bearing New Survey No. 52/1, 2, 3, 4, 50/5, Old Survey No. 40/1, 2, 3, 4 & 39/5, at Village Mogharpada, Ghodbunder Road, Thane (West) - 400615, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane.

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 SCRUTINY AND LEGAL OPINION:**

1. Draft of agreement to sale executed by Mrs. Rajani Namdeo Funde and Mr. Ravindra Rama Poojari
2. Agreement for Sale dated 19/08/2016 registered at Sub-Registrar Thane 2 as Document No. TNN2-



10097-2016 executed by M/s. Cityscape Construction Company in favour of Mr. Rakesh Rammurat Pandey and Mrs. Rachana Rakesh Pandey.

3. Deed of Rectification of Agreement for Sale dated 02/08/2021 registered at Sub-Registrar Thane 2 as Document No. TNN2-14786-2021
4. Amended Commencement Certificate No. S06/0089/10/TMC/TDD/1410/15 dated 14/05/2015 for Building No. 1 (Wing A, B) and Building No. 2 (Wing C, D)
5. Allotment Letter dated 05/05/2016 from M/s. Cityscape Construction Co. to Rakesh R. Pandey
6. Occupancy Certificate No. 1247 (V.P. No. S06/0089/10) dated 15/11/2017 issued by Thane Municipal Corporation
7. Possession Letter dated 21/12/2017 from M/s. Cityscape Construction Co. to Rakesh Rammurat Pandey and Rachana Rakesh Pandey
8. Share Certificate No. 20 for Flat No. B-203, dated 27/08/2023, issued by Mahavir Estella A & B Wing Co-Operative Housing Society Ltd.
9. Advocate's Title Certificate by B.M. Dhamnani dated 26/03/2014 AA) 7/12 Extracts for various Survey/Gat numbers at Village Mogharpada

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

1. It is observed that the project land consists of multiple parcels, referred to as First Property (Old Survey No. 40, New Survey No. 52, Hissa No. 4, admeasuring 1370 sq.mtrs.), Second Property (Old Survey No. 40, New Survey No. 52, Hissa No. 1, admeasuring 1410 sq.mtrs.), Third Property (Old Survey No. 40, New Survey No. 52, Hissa No. 2, admeasuring 940 sq. mtrs.), Fourth Property (Old Survey No. 40, New Survey No. 52, Hissa No. 3, admeasuring 830 sq.mtrs.), all situated at Village Mogharpada, Taluka and District Thane.
2. HISTORY OF FIRST PROPERTY (Old Survey No. 40, New Survey No. 52, Hissa No. 4, admeasuring 1370 sq.mtrs.)
 - It was Originally owned by Shri Motiram Hari Mukadam, Shri Kisan Hari Mukadam, and Smt. Parvatibai Ramchandra Bhoir.
 - Shri Motiram Hari Mukadam died intestate on 02/08/2008, leaving behind his widow Smt. Bhimabai Motiram Mukadam, sons Shri Manohar Motiram Mukadam, Shri Vijay Motiram Mukadam, Shri Umesh Motiram Mukadam, and legal heir Shri Kunal Harishchandra Mukadam (son of predeceased son Shri Harishchandra), and three daughters Miss Kunda Motiram Mukadam, Miss Prema Motiram Mukadam, and Ms. Rohini Jitendra Patil. This succession was recorded vide Mutation Entry No. 289 dated 20/11/2008.
 - M/s. Cityscape Construction Company (Developers herein), M/s. Prathamesh Developers & Builders (Concern herein), and the legal heirs of Shri Motiram Hari Mukadam, Shri Kisan Hari Mukadam, and Smt. Parvatibai Ramchandra Bhoir (collectively the First Owners) executed a Development Agreement dated 01/07/2010, registered at Sub-Registrar Thane as Document No. 7216/2010. Through this, the Concern assigned development rights of the First Property to M/s. Cityscape Construction Company. In pursuance thereof, Shri Chandrakant Tukaram Pawar (Proprietor of Concern) executed a Power of Attorney dated 01/07/2010 (Document No. 591/2010) and the First Owners also executed a Power of Attorney dated 01/07/2010 (Document No. 592/2010) in favour of persons nominated by the Developers.
3. HISTORY OF SECOND PROPERTY (Old Survey No. 40, New Survey No. 52, Hissa No. 1,



admeasuring 1410 sq.mtrs.).

- Shri Ragho Hari Vaity alias Tandel expired in the year 1970, leaving behind his four sons, namely 1)Shri Heinder Ragho Vaity alias Tandel, 2)Shri Ramchandra Ragho Vaity alias Tandel,3) Shri Gopinath Ragho Vaity alias Tandel, and 4)Shri Mangaldas Ragho Vaity alias Tandel, as his legal heirs. The 7/12 extract for Old Survey No. 40/1, New Survey No. 52/1 shows these names along with others.
- Shri Heinder Ragho Vaity alias Tandel died intestate, leaving behind his widow Smt. Rakhmabai Heinder Vaity alias Tandel and two sons Shri Ashok Heinder Vaity alias Tandel and Shri Raghunath Heinder Vaity alias Tandel. Shri Raghunath Heinder Vaity alias Tandel also died intestate, leaving behind his daughter Smt. Rohini Subhash Koli.
- Shri Ramchandra Ragho Vaity alias Tandel died intestate, leaving behind one son Shri Sanjay Ramchandra Vaity alias Tandel and four daughters, namely Smt. Yashoda Narayan Murkute, Smt. Sheela Ramchandra Tandel, Smt. Vandana Khandu Vatandar, and Smt. Karuna Hemant Vaity.
- Shri Gopinath Ragho Vaity alias Tandel died intestate on 03/03/2000, leaving behind his widow Smt. Girijabai Gopinath Vaity alias Tandel, two sons Shri Ramesh Gopinath Vaity alias Tandel and Shri Neelkant Gopinath Vaity alias Tandel, and two married daughters Smt. Vatsala Neelkant Madhavi and Smt. Rekha Ramesh Tandel.
- M/s. Prathamesh Developers & Builders (Concern herein) and the aforementioned heirs (except Smt. Yashoda Narayan Murkute, plus Shri Rajesh Mangaldas Vaity, Shri Ramakant Mangaldas Vaity, Shri Anil Mangaldas Vaity) executed a Development Agreement dated 18/02/2008, registered at Sub-Registrar Thane as Document No. 1555/2008, granting development rights for the Second Property. They also executed a Power of Attorney dated 18/02/2008, registered as Document No. 283/2008.
- A Deed of Confirmation dated 22/07/2010, registered at Sub-Registrar Thane as Document No. 8973/2010, was executed by Smt. Rohini Subhash Koli, Smt. Yashoda Narayan Murkute, Smt. Girijabai Gopinath Vaity alias Tandel, Shri Ramesh Gopinath Vaity alias Tandel, Smt. Vatsala Neelkant Madhavi, Smt. Rekha Ramesh Tandel, and Shri Neelkant Gopinath Vaity alias Tandel, confirming the previous Development Agreement and Power of Attorney. A Power of Attorney dated 22/07/2010, registered as Document No. 536/2010, was also executed.
- M/s. Cityscape Construction Company (Purchaser herein), M/s. Prathamesh Developers & Builders (Owner herein), and the aforementioned heirs (collectively Confirming Party) executed an Agreement for Sale dated 16/12/2010, registered at Sub-Registrar Thane as Document No. 12880/2010, for the sale and assignment of the Second Property and development rights. Powers of Attorney dated 16/12/2010, registered as Document No. 1134/2010 (by Confirming Parties) and Document No. 1135/2010 (by Prathamesh Developers), were executed. The Sub-Divisional Officer, Thane, vide Order No. TD/TE-6/KV/Thane/VP/SR-62/2011 dated 05/08/2011, granted sale/development permission for the Second Property under Section 43(1) of the Bombay Tenancy and Agricultural Lands Act, 1948.
- The Collector of Thane, vide Order No. Revenue/K-1/T-1/NAP/ Mogharpada/Tal. & Dist. Thane/SR-105/2011 dated 21/09/2011, granted Non-Agricultural use permission for the Second Property.
- A dispute arose due to dishonored cheques after the Third Agreement, which was resolved by a Supplementary Agreement dated 13/06/2012, registered at Sub-Registrar Thane as Document No. 5171/2012, executed between the Developers, the Concern, Shri Mangaldas Ragho Vaity alias Tandel, Shri Rajesh Mangaldas Vaity, Shri Ramakant Mangaldas Tandel, and Shri Anil Mangaldas Tandel.
- Shri Neelkant Gopinath Vaity alias Tandel expired, leaving behind his widow Smt. Surekha Neelkant Vaity alias Tandel and daughter Miss Sanchita Neelkant Vaity alias Tandel.
- A Deed of Confirmation dated 09/05/2012, registered at Sub-Registrar Thane as Document



No.4154/2012, was executed by the Developers and the legal heirs of Shri Neelkant Gopinath Vaity alias Tandel, confirming previous agreements and POAs. A Power of Attorney dated 09/05/2012, registered as Document No. 397/2012, was also executed.

- It is noted that a search report showed a lis pendens (R.C.S. No. 265/2008) filed by M/s. Hewa Kunal Realtors Pvt. Ltd. against Mr. Mangaldas Ragho Vaity & others concerning the Second Property. The suit was dismissed for non-adducing evidence, but an application for restoration and delay condonation is pending.

4. HISTORY OF THIRD PROPERTY (Old Survey No. 40, New Survey No. 52, Hissa No. 2, admeasuring 940 sq. mtrs.)

- It is observed that the Third Property was owned by Shri Mankya Thakur. Shri Mankya Thakur died intestate on 30/06/1955, leaving behind his only son, Shri Namdeo Mankya Thakur, as his legal heir.
- Shri Namdeo Mankya Thakur expired in the year 1966-67, leaving behind his widow Smt. Raghubai alias Radhubai Namdeo Thakur, four sons (Shri Sakham Namdeo Thakur, Shri Sadashiv Namdeo Thakur, Shri Suryadev Namdeo Thakur, and Shri Bhimdeo Namdeo Thakur), and two daughters (Miss. Parvati Namdeo Thakur and Smt. Laxmibai Babu Bhoir). Shri Bhimdeo Namdeo Thakur died unmarried on 21/05/1994. The 7/12 extract for Old Survey No. 40/2, New Survey No. 52/2A shows these names.
- Smt. Raghubai alias Radhubai Namdeo Thakur & others executed an Agreement for Development dated 07/04/2005, registered at Sub-Registrar Thane as Document No. 3376/2005, with M/s. Prathamesh Developers & Builders (Concern herein). They granted development rights for the Third Property. They also executed a Power of Attorney dated 20/04/2005, registered as Document No. 426/2005.
- Smt. Laxmibai Babu Bhoir expired on 17/08/2007, leaving behind her sons Shri Ganesh Babu Bhoir and Shri Sachin Babu Bhoir as her legal heirs.
- M/s. Cityscape Construction Company (Purchaser herein), M/s. Prathamesh Developers & Builders (seller herein), and Smt. Raghubai alias Radhubai Namdeo Thakur & others (Confirming Party) executed an Agreement for Sale dated 16/12/2010, registered at Sub-Registrar Thane as Document No. 12879/2010, for the assignment of development rights of the Third Property. Powers of Attorney dated 16/12/2010, registered as Document No. 1132/2010 (by Confirming Parties) and Document No. 1137/2010 (by Concern), were executed.
- A Deed of Confirmation dated 27/06/2012, registered at Sub-Registrar Thane as Document No. 5592/2012, was executed by the Developers and the legal heirs of Smt. Laxmibai Babu Bhoir, confirming previous agreements and POAs. A Power of Attorney dated 27/06/2012, registered as Document No. 530/2012, was also executed.
- The Collector of Thane, vide Order No. Revenue/K-1/Te-1/NAP/Mogharpada/Tal. & Dist. Thane/SR-106/2011 dated 21/09/2011, granted Non-Agricultural use permission for 657.66 sq. mtrs. for residential and 102.30 sq. mtrs. for commercial purposes from the Third Property.
- It is noted that Smt. Jaywanti Mahadev Bhoir and 8 others filed Civil Suit No. 61/2013 for declaration, partition, possession & permanent injunction against the Third Owners, the Concern, and the Developers in the Hon'ble Civil Judge (J.D.) at Thane. The suit is pending trial, with no adverse or interim order granted.

5. HISTORY OF FOURTH PROPERTY (Old Survey No. 40, New Survey No. 52, Hissa No. 3, admeasuring 830 sq.mtrs.)



- It is observed that the Fourth Property was owned by Shri Vishwanath Sitaram Thakur, Shri Suryakant Sitaram Thakur, Smt. Chandrabai Sitaram Thakur, Smt. Mankibai Sitaram Thakur, Smt. Suman Parshuram Patil, and Smt. Sulochana Anant Patil.
 - Smt. Chandrabai Sitaram Thakur died intestate on 24/01/2001, leaving behind Shri Vishwanath Sitaram Thakur, Shri Suryakant Sitaram Thakur, Smt. Mankibai Sitaram Thakur, Smt. Suman Parshuram Patil, and Smt. Sulochana Anant Patil as her legal heirs.
 - M/s. Prathamesh Developers & Builders (Concern herein) and Shri Vishwanath Sitaram Thakur, Shri Suryakant Sitaram Thakur, Smt. Mankibai Sitaram Thakur, Smt. Kanchan Vishwanath Thakur, Smt. Suman Parshuram Patil, and Smt. Sulochana Anant Patil executed a Development Agreement dated 31/05/2007, registered at Sub-Registrar Thane as Document No. 4156/2007, granting development rights for the Fourth Property. They also executed a Power of Attorney dated 31/05/2007, registered as Document No. 486/2007.
 - Smt. Mankibai Sitaram Thakur died intestate on 15/10/2007, leaving behind Shri Vishwanath Sitaram Thakur, Shri Suryakant Sitaram Thakur, Smt. Suman Parshuram Patil, and Smt. Sulochana Anant Patil as her legal heirs.
 - A Release Deed dated 12/03/2010, registered at Sub-Registrar Thane as Document No. 2603/2010, was executed by Smt. Suman Parshuram Patil and Smt. Sulochana Anant Patil, releasing their right, title, and interest in the Fourth Property in favour of their brothers, Shri Vishwanath Sitaram Thakur and Shri Suryakant Sitaram Thakur.
 - M/s. Cityscape Construction Company (Purchaser herein), M/s. Prathamesh Developers & Builders (Concern herein), and Shri Vishwanath Sitaram Thakur, Shri Suryakant Sitaram Thakur, Smt. Suman Parshuram Patil, Smt. Sulochana Anant Patil, and Smt. Kanchan Vishwanath Thakur (Confirming Party) executed an Agreement for Sale dated 16/12/2010, registered at Sub-Registrar Thane as Document No. 12878/2010, for the sale and assignment of the Fourth Property and development rights. Powers of Attorney dated 16/12/2010, registered as Document No. 1133/2010 (by Confirming Parties) and Document No. 1136/2010 (by Concern), were executed.
 - It is noted that Smt. Jaywanti Mahadev Bhoir and 8 others filed Civil Suit No. 61/2013 against the Fourth Owners and the Developers concerning the Fourth Property. The suit is pending trial, with no prohibitory or adverse interim order granted.
6. That M/s. Cityscape Construction Company (Developers) acquired FSI in the form of TDR to the extent of 2760 sq. mtrs. (29709 sq.ft.) from M/s. Vijay Grihanirman Pvt. Ltd. vide Deed of Transfer of Development Rights dated 22/08/2014, registered at Sub-Registrar Thane as Document No. 8232/2014. A TDR Power of Attorney was also executed and registered as Document No. 8239/2014.
7. M/s. Cityscape Construction Company acquired development rights for an adjoining property bearing Old Survey No. 39, New Survey No. 50, Hissa No. 5, admeasuring 1390 sq.mtrs., from M/s. Megaview Spaces vide Deed of Assignment dated 17/04/2014, registered at Sub-Registrar Thane as Document No. 2581/2014. The Developers intend to amalgamate this land and construct Building No. "E" (Ground plus seven or more upper floors).
8. That An Amended Commencement Certificate No. V.P. No. S06/0089/10/TMC/TDD/1410/15 dated 14/05/2015 was issued by Thane Municipal Corporation.
9. The Developers (M/s. Cityscape Construction Company) availed a loan facility from ICICI Limited and created an Equitable Mortgage in respect of the project property (Mahavir Estella and Mahavir Exotica) by depositing title deeds. The Developers were required to obtain a No Objection Certificate from ICICI



Limited for the sale of units.

10. The developer obtained Occupancy Certificate No. 1247 (V.P. No. S06/0089/10) dated 15/10/2017 was issued by Thane Municipal Corporation.
11. That the M/s. Cityscape Construction Company (Developers) issued an Allotment Letter dated 05/05/2016 to Mr. Rakesh R. Pandey for Flat No. 203, 2nd floor, B Wing and executed by Agreement to Sale dated 19/08/2016, registered at Sub-Registrar Thane 2 as Document No. TNN2-10097-2016, in favour of Mr. Rakesh Rammurat Pandey and Mrs. Rachana Rakesh Pandey (Purchasers) for Flat No. 203.
12. That M/s. Cityscape Construction Company handed over vacant, quiet and peaceful possession of Flat No. B-203 to Mr. Rakesh Rammurat Pandey and Mrs. Rachana Rakesh Pandey vide a Possession Letter dated 21/12/2017, in pursuance of the Agreement for Sale dated 19/08/2016.
13. That the said society Mahavir Estella A & B Wing Co-Operative Housing Society Ltd. was registered under Registration No. TNA/(TNA)/HSG/(TC)/33440/YEAR-2021.
14. That M/s. Cityscape Construction Company and Mr. Rakesh Rammurat Pandey and Mrs. Rachana Rakesh Pandey executed a Deed of Rectification of Agreement for Sale dated 02/08/2021, registered at Sub-Registrar Thane 2 as Document No. TNN2-14786-2021. This deed rectified the carpet area of Flat No. 203 from 624 sq. ft. (57.99 sq. mtrs.) to 524 sq. ft. (48.70 sq. mtrs.). This was effected by the Developer through its partner Mr. Vasantlal D. Shah, acting via Power of Attorney holder Mr. Dilip G. Palkar.
15. That Mr. Rakesh Rammurat Pandey and Mrs. Rachana Rakesh Pandey sold the Flat No. 203 by virtue of a Registered Sale Deed dated 16/08/2024, registered at Sub-Registrar Thane 2 as Document No. TNN2-22156-2024, in favour of Mrs. Rajani Namdeo Funde.
16. That Mrs. Rajani Namdeo Funde intend to sell the flat no 203 to **Mr. Ravindra Rama Poojari** vide agreement to sale which is yet to be execute and register.
17. And now Mr. Ravindra Rama Poojari intends to avail loan form ICICI HFC.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

1. M/s. Cityscape Construction Company (Developers) executed an Agreement for Sale dated 19/08/2016, registered at Sub-Registrar Thane 2 as Document No. TNN2-10097-2016, in favour of Mr. Rakesh Rammurat Pandey and Mrs. Rachana Rakesh Pandey (Purchasers) for Flat No. 203.
2. Sale Deed dated 16/08/2024, registered at Sub-Registrar Thane 2 as Document No. TNN2-22156-2024 executed by Mr. Rakesh Rammurat Pandey and Mrs. Rachana Rakesh Pandey in favour of Mrs. Rajani Namdeo Funde.

• **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
- 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 MH010404748202627E Dated 18/09/2026** 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. Ravindra Rama Poojari** /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,

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 disbursement of loan/at the time of disbursement of the loan:**
 1. Original Registered Agreement to sale executed by Mrs. Rajani Namdeo Funde and Mr. Ravindra Rama Poojari Along with Index II and RR.
 2. Original registered Agreement M/s. Cityscape Construction Company (Developers) executed an Agreement for Sale dated 19/08/2016, registered at Sub-Registrar Thane 2 as Document No. TNN2-10097-2016, in favour of Mr. Rakesh Rammurat Pandey and Mrs. Rachana Rakesh Pandey (Purchasers) for Flat No. 203. Along with Index II and RR.
 3. Original registered Sale Deed dated 16/08/2024, registered at Sub-Registrar Thane 2 as Document No. TNN2-22156-2024 executed by Mr. Rakesh Rammurat Pandey and Mrs. Rachana Rakesh Pandey in



favour of Mrs. Rajani Namdeo Funde. Along with Index II and RR.

4. Original Mortgage NOC issued by society in favour of ICICI HFC.
5. Original Share certificate Issued by society.
6. Copy of Maintenance Bill.
7. Copy of Electricity bill.
8. Copy of Property tax paid receipt.
9. Original Indemnity Bond in respect of Litigation./Final Order

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

- **Remarks;** -

Yours Faithfully,

**Singh
Rashmi**

Digitally signed by
Singh Rashmi
Date: 2026.09.18
17:55:36 +05'30'

Adv Rashmi Singh and Associates

**ICICI HOME FINANCE LIMITED**
SEARCH REPORT**LAN No: 77000356802****Dated: 18/09/2026****Description of Property:**

All that piece and parcel of property bearing Flat No. 203, admeasuring 524 Square Feet (Carpet) area equivalent to 48.70 Square Meters (Carpet) area (which is inclusive of the area of balcony as well as door, window sills and dry yards), situated on the 2nd Floor of Wing B in Building No. 1, of "Mahavir Estella A & B Co-Operative Housing Society Ltd.", standing on the plot of land bearing New Survey No. 52/1, 2, 3, 4, 50/5, Old Survey No. 40/1, 2, 3, 4 & 39/5, at Village Mogharpada, Ghodbunder Road, Thane (West) - 400615, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane.

Mortgagors / Proposed Owners: Mr. Ravindra Rama Poojari

THIS IS TO CERTIFY THAT I have caused to be taken search of the Index II pertaining to the office of **Sub-Registrar Thane** 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	Agreement M/s. Cityscape Construction Company (Developers) executed an Agreement for Sale dated 19/08/2016, registered at Sub-Registrar Thane 2 as Document No. TNN2-10097-2016, in favour of Mr. Rakesh Rammurat Pandey and Mrs. Rachana Rakesh Pandey
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	Deed of Rectification of Agreement for Sale dated 02/08/2021 registered at Sub-Registrar Thane 2 as Document No. TNN2-14786-2021
2022	No Additional Entries Found in Search
2023	No Additional Entries Found in Search
2024	Sale Deed dated 16/08/2024, registered at Sub-Registrar Thane 2 as Document No. TNN2-22156-2024 executed by Mr. Rakesh Rammurat Pandey and Mrs. Rachana Rakesh Pandey in favour of Mrs. Rajani Namdeo Funde
2025	No Additional Entries Found in Search
2026	No Additional Entries Found in Search



Attached the Govt. Fees paid vide E **Challan/GRN No MH010404748202627E Dated 18/09/2026** 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

Digitally signed by
Singh Rashmi

Rashmi

Date: 2026.09.18
17:55:51 +05'30'

Adv Rashmi Singh and Associates

