



Poonam A. Khare

B.Sc., LL.B.
ADVOCATE & NOTARY (Govt. of India)

Mob: 9820408472
Tel: 022-2746 4548

Ref. No. 1845/PK/ICICI HFC/SEP-2026

Date: 18.09.2026

REVISED LEGAL OPINION

(Status Positive)

To,

ICICI HFC Ltd.

Branch: Panvel

Dear Sir/Madam,

Application No: 77000347679

Legal Scrutiny Report in respect of the file of MR. RAMAKRISHNAN YADAVAR (Applicants).

PART I: PROPERTY DETAILS:

1. Name of the Applicant/Borrower/s: **MR. RAMAKRISHNAN YADAVAR.**
2. Name of the Co-applicant/s: (if any):
3. Type of Loan: – Home Loan (HL – DIRECT FROM BUILDER) (Under Free Hold land)
4. Purpose of Loan: Home Loan
5. Name of the Property Owner/s: M/S. LEENA DEVELOPERS& INFRASTRUCTURES.
6. Description of the Property:-

Flat No. 208, on the 2nd Floor, admeasuring Rera Carpet area 34.460 Square Meters, in addition, without any further monetary consideration, the Allottee is entitled flower bed area 5.700 Sq.Mtrs. being ancillary area (the “additional area”) in the Building/Project Known as “LEENA PARADISE” , constructed on Survey No. 51, City Survey No. 1118/10, 1118/11, 1118/12 & 1118/13, Village – Chinchavali-Shekin, Khopoli, Tal- Khalapur, Dist – Raigad within Jurisdiction of Khopoli Municipal Council and within Jurisdiction of Sub-Registrar Khalapur (The Land Free Hold Land) (RERA Reg. No. P52000031814, dated 12.11.2021). (Hereinafter referred as the “Said Flat”).



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7. Nature / Status of the Property: Freehold – Flat.

8. Type of Property: Residential.

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

1. A Xerox Copy of Draft Agreement for Sale executed between M/s. Leena Developers & Infrastructures, through its partner Mr. Gilbert Baptist D'souza ("The **Developers**") and Mr. Ramakrishnan Yadavar ("The Purchaser"), duly stamped as per the Bombay Stamped Act, 1958 and registered under the provisions of the Indian Registration Act, 1908.
2. A Xerox Copy of Latest Property Card of NA land bearing Survey No. 51, CTS No. 1118/10 admeasuring 504.84 Sq. Mtrs., CTS No. 1118/11 admeasuring 516.64 Sq. Mtrs., CTS No. 1118/12 admeasuring 516.64 Sq. Mtrs. & CTS No. 1118/13 admeasuring 516.74 Sq. Mtrs., Situated at Village Chinchavali-Shekin, Khopoli, Taluka – Khalapur, Dist.- Raigad within Jurisdiction of Khopoli Municipal Council and within Jurisdiction of Sub Registrar Khalapur in the name of M/s. Leena Developers & Infrastructures
3. A Xerox Copy of The Collector, Raigad Alibag has granted permission for non agricultural use of the said land in the name of Fehmida Ismail Mulla alias Fahmida Mohammed Ismail Mulla vide N. A. Order bearing no. MASHA/LNA-1(B)/SR/105/2007 dated 28.01.2010.
4. A Xerox Copy of Temporary Layout Permission issued by Khopoli Municipal Council vide Letter Ref. No.KMC/BANDHA VIBHAG/TA. MA.RE./3452 dated 13.12.2018.
5. A Xerox Copy of Revised Order bearing no. KMC/BANDH. VIBHAG/AN.RE./PRA.KRA. 1(18-19) 1770 dated 29.07.2019 issued by Khopoli Municipal Council in the name of M/s. Leena Developers & Infrastructures.
6. A Xerox Copy of Sale Cum Conveyance Deed dated 07.07.2021 executed between Fehmida Ismail Mulla alias Fahmida Mohammed Ismail Mulla (The Owner) AND Mr. Bal Mukund Kumar (The Purchaser), duly Stamped and Registered in the office of Sub Registrar Khalapur vide Document Serial No. KLR/3437/2021 dated 07.07.2021, along with Registration Receipt and Index II. **(CTS No. 1118/10)**
7. A Xerox Copy of Sale Cum Conveyance Deed dated 30.03.2021 executed between Mrs. Fehmida Ismail Mulla alias Fahmida Mohammed Ismail Mulla (The Land Owner/Vendor) AND M/s. Leena Developers & Infrastructures (The Purchaser/Promoter), duly Stamped and Registered in the office of Sub Registrar Khalapur vide Document Serial No. KLR/3978/2021 dated 20.08.2021, along with Registration Receipt and Index II. **(CTS No. 1118/11)**
8. A Xerox Copy of Sale Cum Conveyance Deed dated 16.12.2020 executed between Mrs. Fehmida Ismail Mulla alias Fahmida Mohammed Ismail Mulla (The Land Owner/Vendor) AND Mr.



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- Gilbert Aptist D'Souza & Mr. Prashant Pramod Kulkarni (The Purchaser), duly Stamped and Registered in the office of Sub Registrar Khalapur vide Document Serial No. KLR/215/2021 dated 16.12.2020, along with Registration Receipt and Index II. **(CTS No. 1118/12)**
9. A Xerox Copy of Sale Cum Conveyance Deed dated 30.03.2021 executed between Mr. Gilbert Aptist D'Souza & Mr. Prashant Pramod Kulkarni (The Land Owner/Vendor) AND M/s. Leena Developers & Infrastructures (The Purchaser/Promoter), duly Stamped and Registered in the office of Sub Registrar Khalapur vide Document Serial No. KLR/4010/2021 dated 20.08.2021, along with Registration Receipt and Index II
 10. A Xerox Copy of Sale Cum Conveyance Deed dated 04.03.2021 executed between Mrs. Fehmida Ismail Mulla alias Fahmida Mohammed Ismail Mulla (The Land Owner/Vendor) AND Mr. Balmukund Kumar (The Purchaser), duly Stamped and Registered in the office of Sub Registrar Khalapur vide Document Serial No. KLR/1529/2021 dated 04.03.2021, along with Registration Receipt and Index II. **(CTS No. 1118/13)**
 11. A Xerox Copy of Sale Cum Conveyance Deed dated 30.03.2021 executed between Mr. Bal Mukund Kumar (The Land Owner/Vendor) AND **M/s. Leena Developers & Infrastructures** (The Purchaser/Promoter), duly Stamped and Registered in the office of Sub Registrar Khalapur vide Document Serial No. KLR/4406/2021 dated 20.08.2021, along with Registration Receipt and Index II **(CTS No. 1118/10 & CTS No. 1118/13)**
 12. A Xerox Copy of Partnership Deed dated 28.08.2009 executed between Mr. Gilbert Baptist D'Souza and Sunil Kumar Kochuvelu to work under the name and style as M/s. Leena Developers & Infrastructures, duly stamped & signed
 13. A Xerox Copy of Commence Certificate/ Development Permission issued by Khopoli Municipal Council in the name of M/s. Leena Developers & Infrastructures, vide letter Ref No. KMC/T.P./B.P./ 2599, dated 29.10.2021
 14. A Xerox Copy of Full Occupancy Certificate issued by the Khopoli Municipal Council in the name of M/s. Leena Developers & Infrastructures, vide letter ref No. 136884, dated 10.10.2024.
 15. A Xerox Copy of Registration Certificate with Registration No. P52000031814 issued by RERA (Real Estate Regulation Act 2017 w.e.f. 01.05.2017) in the name of M/s. Leena Developers & Infrastructures, dated 12.11.2021.
 16. A Xerox Copy of Intimation regarding formation of Co. operative Housing Society from Developers as to why Society has not yet been formed, dated 25.08.2026.

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

1. **AND WHEREAS** NA land bearing Survey No. 51, CTS No. 1118/10 admeasuring 504.84 Sq. Mtrs., CTS No.1118/11 admeasuring 516.64 Sq. Mtrs., CTS No.1118/12 admeasuring 516.64 Sq. Mtrs. & CTS No.1118/13 admeasuring 516.74 Sq. Mtrs., Situated at Village Chinchavali-Shekin, Khopoli, Taluka – Khalapur, Dist.- Raigad within Jurisdiction of Khopoli Municipal Council and



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within Jurisdiction of Sub Registrar Khalapur, is originally owned & possessed by Mr. Abdul Rajjak Hajiraj Mohammad.

2. **AND WHEREAS** We have further observed that the Mr. Abdul Rajjak Hajiraj Mohammad died on 21.07.1931 leaving behind him his only legal heirs namely his wife Smt. Hafijabibi Javaje Abdul Rajjak Hajiraj Mohammad. Accordingly, his name recorded on the revenue record.
3. **AND WHEREAS** We have observed that Smt. Hafijabibi Javaje Abdul Rajjak Hajiraj Mohammad accordingly to provision of Muslim Personal Law, made a Death Bed Gift of the said land bearing Survey No. 51 admeasuring 22280 Sq. Mtrs. in favor of Fehmida Ismail Mulla alias Fahmida Mohammed Ismail Mulla, and Smt. Hafijabibi Javaje Abdul Rajjak Hajiraj Mohammad died on 15.01.1973 and only Order passed by the Hon'ble Tahasildar, Khalapur bearing no. RTS/KAAT/1-720 dated 05.09.1978, the name of Fehmida Ismail Mulla alias Fahmida Mohammed Ismail Mulla was recorded in the record of rights as an owner and occupant of the said land.
4. **AND WHEREAS** The Collector, Raigad Alibag has granted permission for non agricultural use of the said land vide N. A. Order bearing no. MASHA/LNA-1(B)/SR/105/2007 dated 28.01.2010 and revised N. A. Order bearing no. KMC/BANDHA VIBHAG/TA. MA.RE./3452 dated 13.12.2018 issued by Khopoli Municipal Council and Revised Order JAMINBABB/KAAT/1/4209/521/2019/3001 dated 29.05.2019 issued by Khopoli Municipal Council and revised Order bearing no. KMC/BANDH. VIBHAG/AN.RE./PRA.KRA. 1(18-19) 1770 dated 29.07.2019.
5. **AND WHEREAS** That the name of Fehmida Ismail Mulla alias Fahmida Mohammed Ismail Mulla has been records by Deputy Superintendent of land records at Khalapur in the record of rights and Property Card For 22 N.A. Land was issued including the property card Subjewcted land Bearing no. CTS No. 1118/10 admeasuring 504.84 Sq. Mtrs., CTS No.1118/11 admeasuring 516.64 Sq. Mtrs., CTS No.1118/12 admeasuring 516.64 Sq. Mtrs. & CTS No.1118/13 admeasuring 516.74 Sq. Mtrs. vide Mutation Entry No. 1742/10, 1742/, 1742/12 and 1742/13 which been mutated on dated 03.08.2019.
6. **AND WHEREAS** By and under the Sale Cum Conveyance Deed dated 07.07.2021 executed between Fehmida Ismail Mulla alias Fahmida Mohammed Ismail Mulla (The Owner) AND Mr. Bal Mukund Kumar (The Purchaser), duly Stamped and Registered in the office of Sub Registrar Khalapur vide Document Serial No. KLR/3437/2021 dated 07.07.2021. The Vendor has sold and conveyed the said land Survey No. 51, CTS No. 1118/10 admeasuring 504.84 Sq. Mtrs. to The Purchasers for Rs. 46,00,000/-. Accordingly the name of Mr. Bal Mukund Kumar recorded on the property Card Extract vide Mutation Entry No. 1989.
7. **AND WHEREAS** By and under the Sale Cum Conveyance Deed dated 30.03.2021 executed between Mrs. Fehmida Ismail Mulla alias Fahmida Mohammed Ismail Mulla (The Land Owner/Vendor) AND M/s. Leena Developers & Infrastructures (The Purchaser/Promoter), duly Stamped and Registered in the office of Sub Registrar Khalapur vide Document Serial No. KLR/3978/2021 dated 20.08.2021, The Vendor has sold and conveyed the said land Survey No. 51, CTS No. 1118/11 admeasuring 516.64 Sq. Mtrs. to The Purchasers for Rs. 47,00,000/-. Accordingly the name of M/s. Leena Developers & Infrastructures recorded on the property Card Extract vide Mutation Entry No.2006.
8. **AND WHEREAS** By and under the Sale Cum Conveyance Deed dated 16.12.2020 executed between Mrs. Fehmida Ismail Mulla alias Fahmida Mohammed Ismail Mulla (The Land Owner/Vendor) AND Mr. Gilbert Aptist D'Souza & Mr. Prashant Pramod Kulkarni (The



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Purchaser), duly Stamped and Registered in the office of Sub Registrar Khalapur vide Document Serial No. KLR/215/2021 dated 16.12.2020, The Vendor has sold and conveyed the said land Survey No. 51, CTS No. 1118/12 admeasuring 516.64 Sq. Mtrs. to The Purchasers for Rs. 60,00,000/-. Accordingly the name of Mr. Gilbert Aptist D'Souza & Mr. Prashant Pramod Kulkarni recorded on the property Card Extract vide Mutation Entry No.1908.

9. **AND WHEREAS** By and under the Sale Cum Conveyance Deed dated 30.03.2021 executed between Mr. Gilbert Aptist D'Souza & Mr. Prashant Pramod Kulkarni (The Land Owner/Vendor) AND **M/s. Leena Developers & Infrastructures** (The Purchaser/Promoter), duly Stamped and Registered in the office of Sub Registrar Khalapur vide Document Serial No. KLR/4010/2021 dated 20.08.2021, The Vendor has sold and conveyed the said land Survey No. 51, CTS No. 1118/12 admeasuring 516.64 Sq. Mtrs. to The Purchasers for Rs. 60,00,000/-. Accordingly the name of M/s. Leena Developers & Infrastructures recorded on the property Card Extract vide Mutation Entry No.2007.
10. **AND WHEREAS** By and under the Sale Cum Conveyance Deed dated 04.03.2021 executed between Mrs. Fehmida Ismail Mulla alias Fahmida Mohammed Ismail Mulla (The Land Owner/Vendor) AND Mr. Balmukund Kumar (The Purchaser), duly Stamped and Registered in the office of Sub Registrar Khalapur vide Document Serial No. KLR/1529/2021 dated 04.03.2021, The Vendor has sold and conveyed the said land Survey No. 51, CTS No. 1118/13 admeasuring 516.74 Sq. Mtrs. to The Purchasers for Rs. 47,00,000/-. Accordingly the name of **Mr. Bal Mukund Kumar** recorded on the property Card Extract vide Mutation Entry No. 1939.
11. **AND WHEREAS** By and under the Sale Cum Conveyance Deed dated 30.03.2021 executed between Mr. Bal Mukund Kumar (The Land Owner/Vendor) AND **M/s. Leena Developers & Infrastructures** (The Purchaser/Promoter), duly Stamped and Registered in the office of Sub Registrar Khalapur vide Document Serial No. KLR/4406/2021 dated 20.08.2021, The Vendor has sold and conveyed the said land Survey No. 51, CTS No. 1118/10 admeasuring 504.84 Sq. Mtrs. & CTS No. 1118/13 admeasuring 516.74 Sq. Mtrs. to The Purchasers for Rs. 1,20,00,000/-. Accordingly the name of M/s. Leena Developers & Infrastructures recorded on the property Card Extract vide Mutation Entry No.2011.
12. **AND WHEREAS** That the M/s. Leena Developers & Infrastructures occupied right of Survey No. 51, CTS No. 1118/10 admeasuring 504.84 Sq. Mtrs., CTS No.1118/11 admeasuring 516.64 Sq. Mtrs., CTS No.1118/12 admeasuring 516.64 Sq. Mtrs. & CTS No.1118/13 admeasuring 516.74 Sq. Mtrs. **Totally admeasuring 2057.86 Sq. Mtrs.**, Situated at Village Chinchavali-Shekin, Khopoli, Taluka – Khalapur, Dist.- Raigad.
13. **AND WHEREAS** By and Under the Deed of Assignment dated 01.09.2021 executed between Fehmida Ismail Mulla alias Fahmida Mohammed Ismail Mulla through POA Holder Mr. Fazal Ismail Mulla (The Land Owner/Vendor) AND M/s. Leena Developers & Infrastructures (The Purchaser/Promoter), duly Stamped and Registered in the office of Sub Registrar Khalapur vide Document Serial No. KLR/4338/2021, The Vendor has sold and conveyed the said land **Survey No. 51, CTS No. 1118, 1118/1, 1118/2, 1118/3** admeasuring 2200 Sq. Mtrs. to The Purchasers for Rs. 30,00,000/-. The Developer loaded 1230 Sq. Mtrs. TDR Out of TDR of 2000 Sq. Mtrs. **(Not Related To Our Project).**
14. **AND WHEREAS** the owners through the Promoter have also obtained the development permission for construction of the residential buildings on the said property consisting from Khopoli Municipal Council, Temporary Layout Khopoli Municipal Council issued by vide Letter



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Ref. No.KMC/BANDHA VIBHAG/TA. MA.RE./3452 dated 13.12.2018 and Amended Temporary Layout Permission vide Letter Ref. No. JAMINBABB/KAAT/1/4209/521/2019/3001 dated 29.05.2019 in the name of M/s. Leena Developers & Infrastructures, vide letter Ref No. KMC/T.P./B.P./ 2599, dated 29.10.2021. The Promoter accordingly commenced the construction of building in the proposed project to be always known as “**LEENA PARADISE**” after **completion of the building obtained** Full Occupancy Certificate issued by the Khopoli Municipal Council in the name of M/s. Leena Developers & Infrastructures, vide letter ref No. 136884, dated 10.10.2024.

15. **AND WHEREAS** The Promoter have got the Project registered with the Maharashtra Real Estate Regulatory Authority and obtained the Rera Registration Certificate in the name of M/s. Leena Developers & Infrastructures, dated 12.11.2021, accordingly.
16. **AND WHEREAS** By an Agreement for Sale executed between M/s. Leena Developers & Infrastructures, through its partner Mr.Gilbert Baptist D'souza (“The Developers”) and Mr. Ramakrishnan Yadavar (“The Purchase”), dully stamped as per the Bombay Stamped Act, 1958 and registered under the provisions of the Indian Registration Act, 1908. The Developers desire to sold the said **Flat No. 208, on the 2nd Floor, admeasuring Rera Carpet area 34.460 Square Meters**, in addition, without any further monetary consideration, the Allottee is entitled **flower bed area 5.700 Sq.Mtrs.** being ancillary area (the “additional area”) in the Building/Project Known as “**LEENA PARADISE**”, to Purchasers Mr. Ramakrishnan Yadavar for consideration of **Rs.21,50,000/- (Rupees Twenty One Lakhs Fifty Thousand Only)**.
17. **AND WHEREAS** Builder has already gave Intimation to ICICI Bank on dated 25.08.2026 regarding still not formation of Co. op. Housing Society Limited.



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LEENA DEVELOPERS & INFRASTRUCTURES

Office No. 303, 3rd Floor, A-Wing, Shree Nand Dham, Plot No. 59, Sector - 11,
CBD Belapur, Navi Mumbai - 400 614. | Tel.: 022-4971 9221
E-mail : leenadevelopers1@gmail.com | www.leenadevelopers.com

To,
ICICI Home Finance Company Ltd.
Panvel Branch

Date:- 25/08/2026

**Subject: Intimation Regarding Formation of Co-operative Housing Society –
Leena Paradise**

Dear Sir/Madam,

We hereby inform you that the process for the formation and registration of the Co-operative Housing Society for our project, Leena Paradise, situated at Survey No. 51 and City Survey Nos. 1118/10, 1118/11, 1118/12, and 1118/13, Village Chinchavali-Shekin, Khopoli, Taluka Khalapur, District Raigad, is currently in progress.

The registration and formation process is expected to be completed within the next two to three months.

We request you to kindly take note of the above and update your records accordingly.

Thank you for your cooperation.

Yours faithfully,

For M/s. Leena Developers & Infrastructures



Partner

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PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

1. Copy of Agreement for Sale executed between M/s. Leena Developers & Infrastructures, through its partner Mr. Gilbert Baptist D'souza ("The **Developers**") and Mr. Ramakrishnan Yadavar ("The Purchaser"), dully stamped as per the Bombay Stamped Act, 1958 and registered under the provisions of the Indian Registration Act, 1908.

PART V: OTHER PROVISIONS:

- 5.1 Whether provisions of urban land ceiling act are applicable? **Yes**
- 5.2 Whether any property/i.e. 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? **(Non-Agricultural Land)**
- 5.5 Whether up to date tax/land revenue has been paid in respect of the property? **Not perused**
- 5.6 Whether all original documents for last 13/30 years have been scrutinized; if not give reasons? **Yes**
- 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) **(Free Hold land)**
- 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**



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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? **No**

5.15 Whether the said POA holder has/had authority to sell the property under POA? **Not applicable**

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 - **Yes NOC form Developers** - Mortgage NOC issued by Builder, in favor of **ICICI HFC Limited**

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. **NO**

5.19 Whether Search Report is obtained and submitted? **Yes**

SEARCH REPORT

Reg: Search Report of the Flat No: 208, 2nd Floor, Survey No: 51, C.T.S No: 1118/10,11,12,13, Building Name: Leena Paradise, Village Name: Chinchavali Shekin, Taluka: Khalapur, Dis: Raigad.

As per your instruction, we have taken search through our search Clerk Mr. Manoj Mahadik of the above said property in the Sub-registrar offices at KHALAPUR through the available Index Registrar kept in the office. The Search was taken from the Year 2014 to 2026 i.e. last 13 years and during Search the entries have been found as mentioned below. The Search report prepared by her and Paid Govt. Fee of Rs. 325/-, Dated 09/09/2026 & Receipt No. MH010020018202627U / 2026, is enclosed for your record and Information.

Account Name: Mr. Ramakrishnan Yadavar.

Years	Transaction (Sub –Registrar KHALAPUR.)
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2014	Available Index Checked No Adverse Entry Found.				
2015	Available Index Checked No Adverse Entry Found.				
2016	Available Index Checked No Adverse Entry Found.				
2017	Available Index Checked No Adverse Entry Found.				
2018	Available Index Checked No Adverse Entry Found.				
2019	Available Index Checked No Adverse Entry Found.				
2020	Available Index Checked No Adverse Entry Found.				
2021	Available Index Checked Transaction As Below.				
2022	Available Index Checked No Adverse Entry Found.				
2023	Available Index Checked No Adverse Entry Found.				
2024	Available Index Checked No Adverse Entry Found.				
2025	Available Index Checked No Adverse Entry Found.				
2026	Available Index Checked No Adverse Entry Found.				
Transaction	Description of Property	Seller's Name	Purchaser' Name	Date of Agreement	Registration No & Date
2021	Survey No: 51 C.T.S No: 1118, Plot No: 12, Area: 516.64 Sq Mtr.	Fehamidda Ismail Mulla @ Fahamida Mohammad Ismail.	Gilbart B. Disoja, & Other 1.	Sale Deed 12/01/2021	12/01/2021 Khalapur 215/2021
2021	Survey No: 51 C.T.S No: 1118, Plot No: 13, Area: 504.84 Sq Mtr.	Fehamidda Ismail Mulla @ Fahamida Mohammad Ismail Through Its POA Fazal I. Mulla.	Bal M. Kumar.	Sale Deed 04/03/2021	04/03/2021 Khalapur 1529/2021
2021	Survey No: 51 C.T.S No: 1118, Plot No: 10, Area: 504.84 Sq Mtr.	Fehamidda Ismail Mulla @ Fahamida Mohammad Ismail.	Bal M. Kumar.	Sale Deed 07/07/2021	07/07/2021 Khalapur 3437/2021
2021	Survey No: 51 C.T.S No: 1118, Plot No: 11, Area: 516.64 Sq Mtr.	Fehamidda Ismail Mulla @ Fahamida Mohammad Ismail.	M/S Leena Developers And Infrastructures Through Its Sunil K. Kocchuveluu, & Others.	Sale Deed 20/08/2021	20/08/2021 Khalapur 3978/2021



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2021	Survey No: 51 C.T.S No: 1118, Plot No: 12, Area: 516.64 Sq Mtr.	Gilbart B. Disoja, & Other 1.	M/S Leena Developers And Infrastructures Through Its Sunil K. Kocchuveluu, & Others.	Conveyance Deed 23/08/2021	23/08/2021 Khalapur 4010/2021
2021	Survey No: 51 C.T.S No: 1118, Plot No: 10, 13, Area: 1021.58 Sq Mtr.	Bal M. Kumar.	M/S Leena Developers And Infrastructures Through Its Sunil K. Kocchuveluu, & Others.	Conveyance Deed 06/09/2021	06/09/2021 Khalapur 4406/2021
2021	Survey No: 51 C.T.S No: 1118, 1118/1,2,3 .	Fehamidda Ismail Mulla @ Fahamida Mohammad Ismail.	M/S Leena Developers And Infrastructures Through Its Partner Gilbart B. Disoja, & Other 1.	Assignment Deed 01/09/2021	01/09/2021 Khalapur 4338/2021

Note :-

Index II are not maintained properly, therefore this Search report is qualified in Value and Submitted from the Records available on “As is where basis is” Without any liability on the part of the undersigned.

Some Index 2 Are Not Available.



Poonam A. Khare

B.Sc., LL.B.
ADVOCATE & NOTARY (Govt. of India)

Mob: 9820408472
Tel: 022-2746 4548

Ref. No. 1845/PK/ICICI HFC/SEP-2026

Date: 18.09.2026

CHALLAN MTR Form Number-6		Date 10/09/2026-16:13:21		Form ID	
GRN	MH010020018202627U	BARCODE			
Department	Inspector General Of Registration	Payer Details			
Search Fee		TAX ID / TAN (if Any)			
Type of Payment	Other Items	PAN No.(if Applicable)			
Office Name	KLR_KHALAPUR SUB REGISTRAR	Full Name	Poonam khare		
Location	RAIGAD				
Year	2026-2027 One Time	Flat/Block No.			
Account Head Details	Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE	325.00	Road/Street			
		Area/Locality			
		Town/City/District			
		PIN			
		Remarks (if Any)			
		Village Chindavali Shekin Flat No 208 Survey No 51 CTS No 1118/10 11			
		12 13 13 Years			
		Amount in	Three Hundred Twenty Five Rupees Only		
Total	325.00	Words			
Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	00040572026081045504	GPAHFUBDW2
Cheque/DD No.		Bank Date	RBI Date	10/09/2026-16:24:15	Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		
Department ID : XXXXXXXX2681 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document खतरा वाचन 'दाखल ऑफ फॉर्मेट' मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याचा वापर करता येणारा नाही.					



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Ref. No. 1845/PK/ICICI HFC/SEP-2026

Date: 18.09.2026

Search Conducted Year:- **2014-2026**

Name of the Advocate/Searcher Mr. Manoj Mahadik

Search Report Date: 10.09.2026

5.20 Whether EC is obtained? Not Applicable

EC Details:

No. of Years EC Obtained:

Any Encumbrance to Specify:

I am of the opinion that the Borrower title to the said Flat is **clear and marketable**, and can be considered acceptable security by ICICI Home Finance.

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. Ramakrishnan Yadavar shall have derived a valid, clear, marketable and unencumbered title in the property/s stated above. Subject to Execution and Registration of Agreement in favor of Mr. Ramakrishnan Yadavar.



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The mortgage if created will be available to ICICI HFC Ltd. for the liability of the intending Borrower / Co borrowers Mr. Ramakrishnan Yadavar.

Following documents needs to be submitted prior to disbursal of loan/at the time of disbursement of the loan:

1. Original Agreement for Sale executed between M/s. Leena Developers & Infrastructures, through its partner Mr. Gilbert Baptist D'souza ("The **Developers**") and Mr. Ramakrishnan Yadavar ("The Purchaser"), dully stamped as per the Bombay Stamped Act, 1958 and registered under the provisions of the Indian Registration Act, 1908, along with registration receipt and Index II.
2. Original payment receipts issued by **Developers** in favour of Mr. Ramakrishnan Yadavar
3. Original Demand Letter issued by **Developers** in favour of Mr. Ramakrishnan Yadavar
4. Original Mortgage NOC issued by **Developers** in favor of **ICICI HFC Limited**, inter alia, granting its consent for creation of mortgage in favor of **ICICI HFC Limited**.

Post Disbursement:-

1. Original Possession issued by **Developers in favour of** Mr. Ramakrishnan Yadavar.

Remarks, if any: -

Please note that our opinion is limited to the extent of the title of the Flat. Please take the opinion of your technical team in respect of applicability/compliance of RERA, Commencement Certificate and Occupancy Certificate, etc.

The said Flat / Mortgage can be enforced (if required) under the provisions of The Securitization and Reconstruction of Financial Assets and Enforcement of Securities Act, 2002 and amendments thereto ("SARFAESI") by ICICI HFC Limited.



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Note –

1. It is advisable to verify the genuineness of the original Agreement / Deed / title document etc. of the borrower through paid IGR by the Bank before disbursement of the loan.
2. Notice of intimation of Mortgage is required to be done in individual case.

Yours Faithfully,

**POONAM
ASHOK
KHARE**

Digitally signed by
POONAM ASHOK
KHARE

Date: 2026.09.18
14:30:27 +05'30'

Place:- Panvel
Date:- 18.09.2026

Poonam A. Khare
(Advocate & Notary)