



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.;

LEGAL SCRUTINY REPORT

Date	21/09/2026; 27/09/2026; 08/10/2026	24/09/2026; 07/10/2026;
LV Ref. ID.	LVT-SEP-26-ICHF-1351	
Status of L.O.R.	CONDITIONAL POSITIVE	
Transaction Type	BT	
LAN No.	77000360584	

To

ICICI HOME FINANCE
Thane Branch

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of – HITESH MISTRI

PART I: PROPERTY DETAILS:

1. Name of the Applicant/Borrower/s: **HITESH NITIN MISTRI**
2. Name of the Co-applicant/s: **MINJAL HITESH MISTRI**
3. Type of Loan: **BT**
4. Purpose of Loan: **BT**
5. Name of the Property Owner/s: **M/S. PALAVA DWELLERS PRIVATE LIMITED**
6. Name of the Proposed Property Owner/s: **Not Applicable**
7. Description of the Property (with Boundaries):

Flat No. 510, admeasuring area 380 Sq. ft. i.e. 35.80 Sq. mtrs. Carpet Area + EBVT area Along With one Two Wheeler Parking Space, on the **5th Floor**, in **Wing B**, in the Building known as “**Orchid**”, in Housing project known as “**Orchid A to L**”, and Society known as “**Orchid Co-Operative Housing Society Limited**” constructed on the Land **Survey No. 27 Hissa No. A, B, C and part of Survey No. 139 Hissa No. 2A and 2B, of Village Khoni** Situate, lying and being at Khoni Taloja Road, Dombivali (East), Taluka Kalyan, District Thane 421204 (**Said Property**) and bounded are as follows-

Boundaries:

On or towards the East: By **NOT PROVIDED**
On or towards the West: By
On or towards the North: By
On or towards the South: By (**Said Land**)

8. Nature / Status of the Property: **Freehold Land**



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.;

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 Title Certificate dated 27/03/2015 issued by Advocate Pradip Garach in favour of **Palava Dwellers Private Limited**
2. Scanned Copy of Title Certificate dated 14/04/2015 issued by Advocate Pradip Garach in favour of **Palava Dwellers Private Limited**
3. Scanned Copy of Title Certificate dated 06/02/2016 issued by Advocate Pradip Garach in favour of **Palava Dwellers Private Limited**
4. Scanned Copy of Title Certificate dated 17/04/2017 issued by Advocate Pradip Garach in favour of **Palava Dwellers Private Limited**
5. Scanned Copy of RERA Registration Certificate dated 12/06/2018 bearing Reg No. P51700016747 issued by MAHA RERA in the name of **Palava Dwellers Pvt Ltd**
6. Scanned Copy of Occupancy Certificate dated 20/12/2017 bearing no Sector-I/oc/kv-1486457853172/17 issued by District Collector Of Thane in the name of **M/s. Palava Dwellers Private Limited**
7. Scanned Copy of Registered Agreement for Sale dated 04/06/2019 bearing Reg No. KLN-5/7829/2019 executed by M/s. Palava Dwellers Private Limited in favour of Mistri Hitesh Nitin
8. Scanned Copy of Share Certificate No – 190 dated 17/02/2024 issued by Orchid Co-Operative Housing Society Limited in the name of Mistri Hitesh Nitin
9. Scanned Copy of LOD (Computer Generated) dated 07/10/2026 issued by Bajaj Housing Finance Ltd in the name of Hitesh Nitin Mistri

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

1. We have perused aforesaid documents and we find from recital of the document shared with us that all land bearing **Survey no. 27/A** admeasuring 12400 square meters out of 15400 square meters + **Survey no. 27/B** admeasuring 7430 square meters + **Survey no. 27/C** admeasuring 8000 square meters + **Survey no. 139/2P and New Survey no. 139/2B** admeasuring 20550 square meters + **Survey no. 139/20 and Old Survey no. 139/2A** admeasuring 20550 square meters lying and being at Village Khoni, Taluka Kalyan and District Thane (**Said Land**) is owned by **Palava Dwellers Private Limited (Said Owner)** as per documents provided to us.

Title Flow of Said land i.e Survey no. 27/A admeasuring 12400 square meters out of 15400 square meters

2. We further find from the recitals that **Registered Development Agreement** dated 29/4/2012 bearing Reg no.KLN-1/3205/2013 executed by Sudam Naryan Thakare, Sindhubai Kisan Waringe and 15 others in favour of **M/s. Lodha Dwellers Pvt Ltd** wherein land owners assigned development rights in respect of Said Land for consideration and upon the terms and conditions mentioned therein

3. We further find from the recitals that Registered Supplementary Agreement dated 05/07/2013 bearing Reg no. KLN-1/4783/2013 executed by Ranjana Vandar Tavale and 3 others in favor of **M/s. Lodha Dwellers Pvt Ltd** related to said land
4. We further find from the recitals that Registered Supplementary Agreement dated 10/07/2013 bearing Reg no. KLN-1/4853/2013 executed by Savita Sadashiv Jadhav in favor of **M/s. Lodha Dwellers Pvt Ltd** related to said land
5. We further find from the recitals that Registered Deed of Conveyance dated 21/08/2013 bearing Reg. No. KLN-1/5689/2013 executed by Sudam Narayan Thakare, Sindhubai Kisan Warigne and 16 others wherein sold, transferred and conveyed the Said Land in favour of **M/s. Lodha Dwellers Pvt Ltd** for consideration and upon the terms and conditions mentioned therein
6. We further find from the recitals that Fresh Certificate on incorporation dated 06/05/2014 in respect of change of name of issued by Register of Incorporation the name of Lodha Dwellers Private Limited as been changed by "**Palava Dwellers Private Limited**"
7. We further find that Title Certificate dated 17/04/2017 issued by Adv. Pradip Garach in favour of **Palava Dwellers Private Limited** wherein it is opined that the title of Said Land is free from encumbrances . Note: We have placed reliance upon the same for the title of Owner/Developer

5. Conclusion

On the basis of the findings included in this report and subject to what is stated hereinabove, I am of the opinion that the Company is entitled to the said Property as an absolute owner thereof with complete development rights for the same free from any encumbrances.

Handwritten signature

8. **Title Flow of Said land i.e Survey no. 27/B admeasuring 7430 square meters**
9. We further find from the recitals that Registered Deed of Conveyance dated 18/06/2012 bearing Reg. No. KLN-1/4155/2012 executed by Jijabai Shivram Mhatre and Jankubai Ambo Thombre along with Ravindra Shivram Mhatre and 1 others as confirming parties wherein sold, transferred and conveyed the Said Land in favour of **Deepak N Lodha** for consideration and upon the terms and conditions mentioned therein
10. We further find from the recitals that Registered Deed of Declaration/Supplementary Agreement dated 14/08/2013 bearing Reg no. KLN-5590/2013 executed by Shri. Deepak N Lodha in favor of **Lodha Dwellers Private limited** related the said land
11. We further find from the recitals that Registered Deed of Conveyance dated 25/06/2014 bearing Reg. No. KLN-1/4770/2014 executed by Shri. Deepak N Lodha in favor of **Lodha Dwellers Private limited** for consideration and upon the terms and conditions mentioned therein
12. We further find that Title Certificate dated 06/02/2016 issued by Adv. Pradip Garach in favour of **Palava Dwellers Private Limited** wherein it is opined that **Developer is entitled absolute owner** . Note: We have placed reliance upon the same for the title of Owner/Developer.

On the basis of the findings included in this report and subject to what is stated hereinabove, I am of the opinion that Palava Dwellers Pvt. Ltd are entitled to the said Property as absolute Owners thereof pursuant to the said Palava's Conveyance.

Note: We have observed that said title certificate is silent related to clear and marketable title

Title Flow of Said land i.e Survey no. 27/C admeasuring 8000 square meters

13. We further find from the recitals that Registered Deed of Conveyance dated 02/07/2012 bearing Reg. No. KLN-1/4641/2012 executed by Shivnath Laxman Thombre and 1 other wherein sold, transferred and conveyed the Said Land in favour of **Shri. Rahul Deepak Lodha** for consideration and upon the terms and conditions mentioned therein
14. We further find from the recitals that Registered Deed of Declaration/Supplementary Agreement dated 14/08/2013 bearing Reg no. KLN-5594/2013 executed by Shri. Rahul Deepak Lodha in favor of **Lodha Dwellers Private limited** related the said land
15. We further find from the recitals that Registered Deed of Conveyance dated 25/06/2014 bearing Reg. No. KLN-1/4772/2014 executed by Shri. Rahul Deepak Lodha wherein sold, transferred and conveyed the Said Land in favour of **Lodha Dwellers Private limited** for consideration and upon the terms and conditions mentioned therein
16. We further find that Title Certificate dated 06/02/2016 issued by Adv. Pradip Garach in favour of **Palava Dwellers Private Limited** wherein it is opined that **said land is free from encumbrances**.
Note: We have placed reliance upon the same for the title of Owner/Developer.

On the basis of the findings included in this report and subject to what is stated hereinabove, I am of the opinion that the Company is entitled to the said Property as an absolute owner thereof with complete development rights for the same free from any encumbrances.

Title Flow of Said land i.e Survey no. 139/20 and Old Survey no. 139/2A admeasuring 20550 square meters

17. We further find from the recitals that Registered Deed of Conveyance dated 13/07/2012 bearing Reg. No. KLN-1/5801/2012 executed by Achyut Gopal Bhagat wherein sold, transferred and conveyed the Said Land in favour of **Shri. Rahul Deepak Lodha** for consideration and upon the terms and conditions mentioned therein
18. We further find from the recitals that Registered Deed of Conveyance dated 25/06/2014 bearing Reg. No. KLN-1/4772/2014 executed by Shri. Rahul Deepak Lodha wherein sold, transferred and conveyed the Said Land in favour of **Palava Dwellers Private Limited** for consideration and upon the terms and conditions mentioned therein

19. We further find that Title Certificate dated 06/02/2016 issued by Adv. Pradip Garach in favour of **Palava Dwellers Private Limited** wherein it is opined that **Developer is entitled absolute owner**. Note: We have placed reliance upon the same for the title of Owner/Developer

Note: We have observed that said title certificate is silent related to clear and marketable title

Title Flow of Said land i.e Survey no. 139/2P and New Survey no. 139/2B admeasuring 20550 square meters

20. We further find from the recitals that Registered Deed of Conveyance dated 22/03/2013 bearing Reg. No. KLN-1/2207/2013 executed by Chandan Arun Bhagat wherein sold, transferred and conveyed the Said Land in favour of **Ashok Babu Rajguru** for consideration and upon the terms and conditions mentioned therein
21. We further find from the recitals that Registered Deed of Conveyance dated 25/06/2014 bearing Reg. No. KLN-1/4774/2014 executed by Ashok Babu Rajguru wherein sold, transferred and conveyed the Said Land in favour of **Palava Dwellers Private Limited** for consideration and upon the terms and conditions mentioned therein
22. We further find that Title Certificate dated 27/01/2015 issued by Adv. Pradip Garach in favour of **Palava Dwellers Private Limited** wherein it is opined that **Developer is entitled absolute owner**. Note: We have placed reliance upon the same for the title of Owner/Developer

Note: We have observed that said title certificate is silent related to clear and marketable title

23. We further find that Occupancy Certificate dated 20/12/2017 bearing Ref. No. Kavi/F1486457853172/17 issued by District Magistrate Thane in favour of **Palava Dwellers Private Limited** for Cluster no. 1.07 for Wing G for Gr + 17 floors and Cluster no. 1.13 for Wing G for Gr + 17 Floors and for other wings and clusters constructed on the Said Land subject to the terms and conditions mentioned therein.

Please note as per OC Shared with us mentioned the Building Number, however document shared with us related to Said Property silent in respect of Number of Building wherein Said Property is situated, we recommend technical report to verify the same.

24. We further find that RERA Registration Certificate dated 12/06/ 2018 bearing Reg. No. **P51700016747** issued by Maharashtra Real Estate Regulatory Authority in favour of **Palava Dwellers Private Limited** for the project known as “**Orchid A to L**”.
Date of Completion – 30/06/2018

- As per information available on RERA Website, we have found pending litigations on the Said Land. We have been not perused Final Order for pending litigation, our opinion shall be subject to the contents of the same.

Litigation Details

Is there any litigation against this proposed project : Yes

#	Case Name	Division & Bench	City	Case Number	Case Year	Case Status	View
1	Kalyan			182	2018		

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

PALAVA DWELLERS PRIVATE LIMITED
Lodha Estate, 8/22 South Wing, Khar West, Mumbai-400011, India

Date : January 18, 2019

Details of Encumbrances : Registered

A. Details of Mortgage / Charge

Sr. No.	Amount	MCN / RCI	Security Details
No mortgage / charge			

B. Details of Liabilities

Sl. No.	Particulars	Amount	Due Date	Remarks	Interest Rate	Security
1	Bank Loan	1000	2019	1000	10%	1000

FOR PALAVA DWELLERS PVT. LTD.
Director/Authorized Signatory

PLEASE NOTE THAT THE ABOVE LISTED DOCUMENTS IN RESPECT OF SAID LAND WERE VERIFIED/ SCRUTINISED AT THE TIME OF REF CASE FOR ANOTHER LENDER.

- We further find that the **Society** is formed and registered in the name of “Orchid Co-operative Housing Society Limited” bearing Reg. No. TNA/DOM/HSR/TC/36016/2023-2024/YEAR 2023 dated 07/08/2023 registered under Maharashtra Co-operative Societies Act, 1960 (hereinafter referred to as **Said Society**).
- We further find that **Registered Agreement for Sale** dated dated 04/06/2019 bearing Reg No. KLN-5/7829/2019 executed by M/s. Palava Dwellers Private Limited in favour of **Mistri Hitesh Nitin** related to sell for Said Property for consideration and upon terms and conditions mentioned therein.

We have been provided with miniature photocopies of some documents. We reserve our opinion for want of readable contents of the same. Lender to take a note of the above and proceed accordingly

- We further find that the Said Society issued **Share Certificate along with reverse side** No. 190 dated 17/02/2024 and allotted 10 fully paid-up shares of Rs. 50/- each bearing Distinctive Nos. 1891 to 1900 in the name of **Mistri Hitesh Nitin (reverse side of share certificate is blank)**
- We further find that **LOD** (Computer Generated) dated 07/10/2026 issued by Bajaj Housing Finance Ltd in the name of Hitesh Nitin Mistri

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



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.;

PART IV: EVIDENCE OF THE TITLE OF PROPERTY: Search Report Attached

Ref: Investigation title of the property situated at Flat No. 510, admeasuring area 380 Sq. ft. i.e. 35.80 Sq. mtrs. Carpet Area + EBVT area Along With one Two Wheeler Parking Space, on the -- Floor, in Wing B, in the Building known as "Orchid", in Housing project known as "Orchid A to L", constructed on the Land Survey No. 27 Hissa No. A, B, C and part of Survey No. 139 Hissa No. 2A and 2B, lying being and situated at Village Khoni, Taluka Kalyan, District Thane.

HITESH MISTRI

Dear Sirs,

Status – Clear Search.

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

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

2014 – Entry Found

KLN-1-4770	Conveyance Deed	25/06/2014
2014	Rs. 5500000/-	25/06/2014

Mr. Dipak N. Lodha Through Power Mr. Vijay Bhoir.

To

Lodha Dwellers Pvt. Ltd. Through Mr. Rajendra Lodha Through Power Mr. Shrikrushna Mandave.

Schedule: Survey No. 27/B, 169/2B, 145/3, Village Khoni, Taluka Kalyan, District Thane. Area 9220 Sq Mtr

KLN-1-4772	Conveyance Deed	25/06/2014
2014	Rs. 25000000/-	25/06/2014

Mr. Rahul Dipak Lodha Through Power Dipak N Lodha Through Mr. Vijay Bhoir.

To

Lodha Dwellers Pvt. Ltd. Through Mr. Rajendra Lodha Through Power Mr. Shrikrushna Mandave.

Schedule: Survey No. 27/C, 139/2A, 29/1A/1, 56/4, 105/A, 169/1, 170, Village Khoni, Taluka Kalyan, District Thane. Area 44110 Sq Mtr



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.;

KLN-1-4774	Conveyance Deed	25/06/2014
2014	Rs. 15500000/-	25/06/2014

Mr. Ashok Babusing Rajguru Through Power Mr. Ashok Babusing Rajguru Through Power Mr. Vijay Bhoir.

To

Lodha Dwellers Pvt. Ltd. Through Mr. Rajendra Lodha Through Power Mr. Shrikrushna Mandave.

Schedule: Survey No. 148/1B, 139/2B, 78/3, 78/5, 78/2A, Village Khoni, Taluka Kalyan, District Thane. Area 26820 Sq Mtr

2015 – NIL		
2016 – NIL		
2017 – NIL		
2018 – NIL		
2019 – Entry Found		
KLN-5-7829	Agreement For Sale	04/06/2019
2019	Rs. 1227275/-	04/06/2019

Lodha Dwellers Pvt. Ltd. Through Power Mr. Surendran Nair Through Power Mr. Pandarinath Kesarkar.

To

Mr. Hitesh Nitin Mistri

Schedule: Survey No. 27pt and 139/2 pt & Others, Flat No. 510, 5th Floor, B Wing, Orchid, Village Khoni, Taluka Kalyan, District Thane. Area 35.30 Sq Mtr

2020 – NIL
2021 – NIL
2022 – NIL
2023 – NIL
2024 – NIL
2025 – NIL
2026 – Record Not Ready

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.



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.;

PART V: OTHER PROVISIONS:

- 5.1 Whether provisions of urban land ceiling act are applicable? **No.**
- 5.2 Whether any property/ies intend to be given as security is subject to any minor's claim/share? **No.**
- 5.3 Whether the property is affected by any revenue and tenancy regulations; if yes then to what extent? **No.**
- 5.4 Whether the user land has been converted into Non-Agricultural for Residential use by the order of the competent Authority? **NA order copy not shared with us. 7/12 extract mentions bin-shati (non-Agri use); thus, we are of the opinion SARFAESI may be applicable on the Said Property. Request the lender to validate the same from the technical report, and ensure the purpose of the respective usage permission is verified by the lender before disbursement**
- 5.5 Whether up to date tax/land revenue has been paid in respect of the property? Lender to ensure the same
- 5.6 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.**
- 5.7 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, if EM suggested.**
- 5.10 What is the tenure of the land; if it is leased? **Freehold 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.**
- 5.14 Is land/property/flat being subject to any reservations /acquisitions/requisitions? **No. As per documents submitted before us.**
- 5.15 Whether the property has been transferred by a power of attorney (POA) holder of the original landowner in favour of the loan applicant? **NA**
- 5.16 Whether the said POA holder has/had authority to sell the property under POA? **NA.**
- 5.17 Whether POA as recorded in 5.15 is registered? **Not Applicable**
- 5.18 Whether any prior permission /NOC /consent required from any Authority to mortgage the Property (Authority may be Govt. / Municipal Corporation / Land Development Authority / Industrial Development Authority / Society etc.). If permission is required, specify the name of the authority from whom permission/NOC is required and list all permission/ No objection required? **NOC for Mortgage from Society in favor of ICICI HFC**
- 5.19 Whether any permission / consent is required to sell the property upon invocation of the mortgage. If so, indicate the Authority from whom the permission is required; Indicative Time line to obtain such permission; and any premium payable to the Authority upon such transfer **Not Applicable**
- 5.20 Whether Search Report is obtained and submitted? **Search Report Attached**
Search Report Details: - MH010770070202627P
Search Conducted Years: 2014 to 2026 (13 Years)
Name of the Advocate / Searcher: Ganesh Mane
Search Report Date: 24/09/2026
Note: **Status – Clear Search.**

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



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.;

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**.

Following are the safeguard or requirements to be verified by Lender internally, as conditional report was required as per email dated 08/10/2026 to be released based on the LIMITED documents submitted before us as follows, thus, kindly note that our opinion is subject to the following documents to be reviewed internally-

- **Final Order of Civil Suit 163/2016 as per RERA**

We further certify that upon execution of Registered Agreement **MISTRI HITESH NITIN** has/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 **MISTRI HITESH NITIN** 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. Photocopy of Registered Agreement for Sale dated 04/06/2019 bearing Reg No. KLN-5/7829/2019 executed by M/s. Palava Dwellers Private Limited in favour of **Mistri Hitesh Nitin** along with SDR, RR and Index II.
2. Original Share Certificate issued by Society In the name of **Current Owner (not mentioned in LOD)**
3. Original LOD issued by BT-Bank – Bajaj Housing Finance Ltd
4. All documents as listed under CERTIFICATE under clause no. PART VI above to be verified by ICICI HFC Ltd

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

1. Original Registered Agreement for Sale dated 04/06/2019 bearing Reg No. KLN-5/7829/2019 executed by M/s. Palava Dwellers Private Limited in favour of **Mistri Hitesh Nitin**
2. Original No Dues Letter issued by BT Bank – Bajaj Housing Finance Ltd
3. Original Mortgage NOC Issued by Society in favour of **ICICI HFC**.
4. Original **Notice of Intimation** to Sub- Registrar, intimating the equitable Mortgage in favor of **ICICI HFC**.

REMARKS (if any): -



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.;

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

Digitally signed
by Neetu
Date:
2026.10.08
11:44:10 +05'30'

**Authorized Signatory
Advocates and Legal Consultants**

**Law Veritas
West**
Simple Legal Solutions