



LEGAL SCRUTINY REPORT

LAN No :77000324888

Report status – POSITIVE

Date : 16.06.2026

To
Branch Manager ICICI Home Finance,
Dear Sir/Madam,

Legal Scrutiny Report in respect of the file: Mr. Abhishek Rajeshkumar T. Yadav & Mrs. Amladevi Rajeshkumar Yadav

• **PART I: PROPERTY DETAILS:**

1. **Name of the Applicant/Borrower/s:** Mr.Abhishek Rajeshkumar T. Yadav
2. **Name of the Co-applicant/s:(if any):** Mrs. Amladevi Rajeshkumar Yadav
3. **Type of Loan:** Resale
4. **Purpose of Loan:** Resale
5. **Name of the Property Owner/s:** Mr. Nitinkumar Jaiprakash Chaurasia

6. **Description of the Property:**

All that piece and parcel of Flat No. G-6, on the Ground Floor, Building No. 15B, area admeasuring 416 Sq. Ft. (Built up area) i.e. 38.68 Sq. Mtrs. (Built up area), in the Society known as "OSTWAL NAGAR BLDG. NO. 15 CO-OPERATIVE HOUSING SOCIETY LIMITED", Constructed on land bearing Survey No. 4 (Pt), 5 (Pt), 27 (Pt), 28 (Pt), 30 (Pt) and 31 (Pt), Village More, lying being and Situated at : Moregaon, Central Park, Nallasopara (East), Taluka Vasai, District Palghar, within the area of Sub Registrar of Assurances at Vasai.

7. **Boundaries of land:**

East: New S. No. 7

West: 20 Mtrs. Wide D. P. Road

South: Central park Boundary wall

North: 40 Mtrs. Wide D. P. Road



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. Copy of Draft Agreement for Sale Made between Mr. Nitinkumar Jaiprakash Chaurasia as the Vendor Flat No. G-6 to Mr. Abhishek Rajeshkumar T. Yadav & Mrs. Amladevi Rajeshkumar Yadav as the Purchasers.
2. Copy of Registered Agreement for Sale Dated 15/10/2006, under the sub-Registered office of Vasai-III, vide Regd. Document No. Vasai-3-08950/2006, Made between M/s. Shree Ostwal Builders Ltd. as the Builders Flat No. G-6 to Mr. Nitinkumar Jaiprakash Chaurasia as the Purchaser.
3. Copy of Registration Receipt No. 8952, Dated 15/10/2006, under the sub-Registered office of Vasai-III, vide Regd. Document No. Vasai-3-08950/2006
4. Copy of Property Tax Receipt bearing Receipt No. 23234 dated 26/11/2024 for Assessment Year 2024-25, issued by Vasai-Virar City Municipal Corporation, in the name of Nitin Kumar Chaurasia.
5. Copy of Amended Plan Approval letter from CIDCO dated 27/05/1998, addressed to M/s. Sonal Ventures.
6. Copy of 7/12 Extract in the name of D. P. Construction Co.
7. Copy of N. A. Order from the Collector of Thane bearing Order No. REV. D.I.T. IX NAP/LAYOUT/SR/349/86 dated 25/05/1987
8. Copy of floor Plan.

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

Upon perusal of the provided documents it is seen that the land bearing Survey No. 4 (Part), 5 (Part), 27 (Part), 28 (Part), 30 (Part) and 31 (Part), along with other Survey Numbers, admeasuring approximately 37330 Sq. Mtrs. (or 74953 Sq. Mtrs. as per NA order), situated at Village More, Taluka Vasai, District Thane, originally belonged to Shree Enterprises, D. P. Construction Co., and Jasmine Construction Pvt. Ltd.

It is seen that That the aforementioned original owners, namely Shree Enterprises, D. P. Construction Co., and Jasmine Construction Pvt. Ltd., formed a single joint venture called M/s. Sonal Ventures for developing the said lands, with effect from 19/11/1995, as evidenced by a Joint Venture agreement dated 19/11/1995.

It is seen that the Collector of Thane issued a Non-Agricultural (N.A.) Order bearing No. REV. D.I.T. IX NAP/LAYOUT/SR/349/86 dated 25/05/1987, granting non-agricultural permission and approving a layout for residential purposes for an area admeasuring 74953 Sq. Mtrs. out of Survey No. 4(pt), 5(pt), 6(pt), 26(pt), 27(pt), 28(pt), 29(pt), 30(pt), 31, 32(pt) and 33(pt) of Village More, Taluka Vasai, in favour of the original owners.

It is seen that M/s. Sonal Ventures obtained Building Permission and Commencement Certificate bearing No. CIDCO/VVSR/BP/1735/E/418 dated 17/06/1998, and an Amended Plan approval bearing No. CIDCO/VVSR/BP/1735/E/638 dated 03/08/1998 from CIDCO (City and Industrial Development Corporation of Maharashtra Ltd. for the proposed Residential Buildings with Shopline on the said land.



It is seen that M/s. Sonal Ventures granted the development rights in respect of the said lands to M/s. Shree Ostwal Builders Ltd. (Developers) under an Agreement for Development dated 30/08/2001.

It is seen that Registered Agreement for Sale Dated 15/10/2006, under the sub-Registered office of Vasai-III, vide Regd. Document No. Vasai-3-08950/2006, Made between M/s. Shree Ostwal Builders Ltd. as the Builders Flat No. G-6 to Mr. Nitinkumar Jaiprakash Chaurasia as the Purchaser.

It is seen that "Ostwal Nagari Bldg. No. 15 Co-Operative Housing Society Limited", registered under Maharashtra Co-operative Societies Act, 1960 bearing Registration No. TNA/(VSI)/HSG/(TC)/18393/2006-2007

It is seen that Mr. Nitinkumar Jaiprakash Chaurasia intends to sell the said Flat No. G-6 to Mr. Abhishek Rajeshkumar T. Yadav & Mrs. Amladevi Rajeshkumar Yadav which is proposed to be executed and registered and willing to avail loan from ICICI HFC on the said Flat.

REMARKS:

KINDLY NOTE ALL NECESSARY PERMISSIONS CC/OC RERA TO BE VERIFIED BY TECHNICAL TEAM OF BANK

• **PARTIV:EVIDENCE OF THE TITLEOFPROPERTY:**

Original Registered Agreement for Sale Dated 15/10/2006, under the sub-Registered office of Vasai-III, vide Regd. Document No. Vasai-3-08950/2006, Made between M/s. Shree Ostwal Builders Ltd. as the Builders Flat No. G-6 to Mr. Nitinkumar Jaiprakash Chaurasia as the Purchaser. Along with Index II and RR.

Original Registered Agreement for Sale, Made between Mr. Nitinkumar Jaiprakash Chaurasia as the Vendor Flat No. G-6 to Mr. Abhishek Rajeshkumar T. Yadav & Mrs. Amladevi Rajeshkumar Yadav as the Purchasers. Along with Index II and RR.

• **PARTV:OTHERPROVISIONS:**

- 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? Not provided
- 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 Island/property/flat being subject to any reservations /acquisitions/requisitions? No
- 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 require: 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. MH004845409202627 dated 19/06/2026** ESearch ConductedYears: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:

• **PARTVI: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. Rajesh kumar T. Yadav & Mrs. Amladevi Rajesh kumar Yadav has/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/Coborrower **Mr. Abhishek Rajeshkumar T. Yadav & Mrs. Amladevi Rajeshkumar Yadav**

The following original documents to be collected by ICICI HFC for creation of registered/equitable mortgage of the said property: -

• **Following documents need to be submitted prior to disbursement of loan/at the time of disbursement of the loan: -**

1. Original Registered Agreement for Sale Dated 15/10/2006, under the sub-Registered office of Vasai-III, vide Regd. Document No. Vasai-3-08950/2006, Made between M/s. Shree Ostwal Builders Ltd. as the Builders Flat No. G-6 to Mr. Nitinkumar Jaiprakash Chaurasia as the Purchaser. Along with Index II and RR.
2. Original Registered Agreement for Sale, Made between Mr. Nitinkumar Jaiprakash Chaurasia as the Vendor Flat No. G-6 to Mr. Abhishek Rajeshkumar T. Yadav & Mrs. Amladevi Rajeshkumar Yadav as the Purchasers. Along with Index II and RR.
3. Original Share Certificate issued by Society.
4. Original mortgage NOC from Society in favor of ICICI HFC

• **Following documents are required post disbursement (if any):**

1. Copy of Share Certificate issued by Society.
2. Copy of Occupancy Certificate.

Yours Faithfully,

Singh
Rashmi

Digitally signed
by Singh Rashmi
Date: 2026.06.21
19:24:22 +05'30'

Adv. Rashmi Singh and Associates

ICICI HOME FINANCE LIMITED

SEARCH REPORT



Dated: 19/06/2026

Description of Property:

All that piece and parcel of Flat No. G-6, on the Ground Floor, Building No. 15B, area admeasuring 416 Sq. Ft. (Built up area) i.e. 38.68 Sq. Mtrs. (Built up area), in the Society known as "OSTWAL NAGAR BLDG. NO. 15 CO-OPERATIVE HOUSING SOCIETY LIMITED", Constructed on land bearing Survey No. 4 (Pt), 5 (Pt), 27 (Pt), 28 (Pt), 30 (Pt) and 31 (Pt), Village More, lying being and Situated at : Moregaon, Central Park, Nallasopara (East), Taluka Vasai, District Palghar, within the area of Sub Registrar of Assurances at Vasai.

Mortgagors / Proposed Owners: Mr. Abhishek Rajeshkumar T. Yadav & Mrs. Amladevi Rajeshkumar Yadav

THIS IS TO CERTIFY THAT I have caused to be taken search of the Index II pertaining to the office of **Sub-Registrar Palghar 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	No Additional Entries Found in Search
2025	No Additional Entries Found in Search
2026	No Additional Entries Found in Search

Attached the Govt. Fees paid vide **E Challan/GRN No. MH004845409202627E Dated 19/06/2026** 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 not found any entries and we have not found any encumbrance on the aforesaid property.

Place: Thane/Nashik/Pune

Yours Faithfully,

Singh
Rashmi

Digitally signed
by Singh Rashmi
Date: 2026.06.21
19:24:47 +05'30'

Adv Rashmi Singh and Associates

