

Ref. No.

LEGAL SCRUTINY REPORT
STATUS: POSITIVE

ICICI/EP/222 11th/17th/21st/22nd/28th/29th September/13th October, 2026

Application No. 77000354784

To

ICICI Home Finance Company Limited
Branch JB Nagar Andheri

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of- SAMIR THAKERSHI SHETHIA

PART I: PROPERTY DETAILS:

- 1. Name of the Applicant/Borrower/s: SAMIR SHETHIA**
- 2. Name of the Co-applicant/s: (if any): Not provided**
- 3. Type of Loan: BT + Top Up**
- 4. Purpose of Loan: BT + Top Up**
- 5. Name of the Property Owner/s:**

SAMIR THAKERSHI SHETHIA

- 6. Description of the Property (with Boundaries):**

Property being an Office no. 102, adm 1156.92 sq ft RERA carpet area + additional area of 164.08 sq. ft. carpet area on the 1st floor, building no. 1, building known as Colo Rise along with one car parking constructed on land bearing F.P 484 of TPS IV of Mahim Division CS no. 1653, 1441 & 2/1653 and otherwise situated at Bhavani Shankar Road, Dadar West, Mumbai – 400 028.

Boundaries:

On the North by: M.C Jawle marg & Kabutarkhana

On the South by: Padhyewadi and kasturchand mill compound
 On the East by: Dadar Departmental Store , F.P No:486, TPS-IV
 On the West by: Bhawani shanker Road

7. Nature/Status of the Property:

Office - Freehold
 Land – Freehold

8. Type of Property:

Commercial

PART II: LIST OF DOCUMENTS SUBMITTED BEFORE ME/US FOR SCRUTINY AND LEGAL OPINION:

- a. A xerox copy of registered Permanent Alternate accommodation agreement dated 8.8.2022 bearing RR no. BBE-4-**12941**-2022 between M/s. Colo Color Pvt Limited (therein referred to as Builder) and Pravin Damji Rambhia and Dipak Devji Patel (therein referred to as Purchasers). **In respect of flat no. 102 on 1st floor, building no. 1 adm 1156.92 sq ft free of cost**
- b. A Xerox copy of registered Deed of Transfer dated 20.9.2022 bearing RR no. **BBE-3-16931-2022** between Deepak Devji Patel and Pravin Damji Rambhia (therein referred to as Transferors) and M/s. Colo Color Pvt Limited (therein referred to as Confirming party) and Samir Thakershi Shethia (therein referred to as Transferees) **Flat no. 102, adm 1156.92 sq ft RERA carpet area on the 1st floor, building no. 1, building known as Colo Rise**
- c. A Xerox copy of registered Supplementary Agreement dated 7.6.2024 bearing RR no. BBE-4-**11705**-2024 between M/s. Colo Color Pvt Limited (therein referred to as Developer) and Samir Thakershi Shethia therein referred to as tenant) **In respect of Office no. 102 on the 1st floor, building no. 1 in the building known as Colo Rise in respect of additional area of 164.08 sq. ft. carpet area at free of cost.**
- d. A Xerox copy of registered Deed of rectification dated 7.6.2024 bearing RR no. BBE-4-**11701**-2024 between M/s. Colo Color Pvt Limited (therein referred to as Developer) and Pravin Damji Rambhia and Dipak Devji Patel therein referred to as tenant) **In respect of Office no. 102 adm 1156.92 sq ft RERA carpet area on the 1st floor, building no. 1 in the building known as Colo Rise**
- e. A copy of registration certificate of project dated 06/10/2025 issued by Maharashtra Real Estate Regulatory Authority (commencing from 18/12/2019 and ending with 30/12/2026) (project registration number - P51900023487, Project – Sigma Garnet by Colo Color Private Limited on land bearing F.P. no. 484 of Mahim Division)
- f. A xerox copy of survey register card of final plot 484 reflecting the M/s. Colo Color Pvt Limited
- g. A copy of title certificate dated 23.10.2015 issued by Thakordas & Madhavkar

- h. A copy of Letter dated 2.6.2025 issued by MHADA addressed to Colo Color Pvt Ltd granting Part OC from MCGM for rehabilitation of 57 tenants /occupants (6NR+34R of cess building +11NR+6R of non cess structure
- i. A copy of registration certificate of project dated 06/10/2025 issued by Maharashtra Real Estate Regulatory Authority (commencing from 18/12/2019 and ending with 30/12/2026) (project registration number - P51900023487, Project – Sigma Garnet by Colo Color Private Limited on land bearing F.P. no. 484 of Mahim Division)
- j. A copy of court order dated 1.8.2023 in C.C No: 167 /N/2023 for granting no objection for renewal of passport of Vandana Yogen joshi as per the rules of r10 years – **IRRELEVANT**
- k. A copy of additional Affidavit on behalf of the petitioner no:1 dated 12.6.2024 in Ordinary original civil application commercial arbitration Petition no:L no: 13388 of 2024 between Pratik Vira& others (petitioners) and Atul Bharani & others (Respondents) **IRRELEVANT**
- l. Copy of Registered Deed of confirmation dated 23.12.2011 bearing Reg no: MUM-9015-2011 between Chandraprabha Damany (Vendor) and M/s. Colo color Pvt Ltd (Purchaser)- (for land Cadastral survey no:1441 along with building known as Radha Niwas , Cadastral survey no: 1653,2/1653 along with building known as Satya Niwas) *to register* Deed of Conveyance dated 21.12.2010
- m. Copy of undated notarized Affidavit executed by Chandrprabhu Damany
- n. Copy of death certificate of Benabai Dadorkar(8.8.1959)
- o. Copy of death certificate of Dattaram Dadarkar (26.1.2022)
- p. Copy of death certificate of Jaywant Dadarkar (8.9.1986)
- q. Copy of death certificate of Nira Dadarkar (25.2.1992)
- r. Copy of death certificate of Indu Dadarkar (10.7.1986)
- s. Copy of death certificate of Kalpana Dadarkar (2.5.2009)
- t. Copy of Death certificate of vasantrao Dadarkar (28.12.1989)
- u. Copy of notarized Affidavit executed by Chandrprabhu Damany dated 22.12.2011 IN MARATHI
- v. Copy of notarized Affidavit executed by Prabhakar Dadarkar & Snehlata Dadarkar dated 6.5.2011
- w. A copy of Deed of Conveyance dated 21.12.2010 between Chandra prabhu Damany (Vendor) and M/s. Colo Color Pvt Ltd (for 11% share in the land Cadastral survey no:1441 along with building known as Radha Niwas, Cadastral survey no: 1653,2/1653 along with building known as Satya Niwas)

- x. A copy of Registered Deed of Conveyance dated 18.12.2012 bearing Reg no:890-2012 between Kumud Ashar, Hemal Ashar, Harshal Ashar, Mahesh Ashar, Kiran Ashar, Kulin Ashar, Charu Ashar & Sudha Ashar (Vendor) and M/s. Colo Color Pvt Ltd (for their undivided share, right and interest in the land admeasuring 1806.03 sq mtrs together with structures at kasturchand Mill compound , bearing Final Plot no:**488A**)
- y. Copy of death certificate of ratanbai ashar (25.2.1994)
- z. A copy of registered deed of confirmation dated 3.10.2011 bearing Reg no: 7178-2011 between Kamlesh Navalkar, Rajesh Navalkar, Hira Navalkar, Manak Navalkar, Kundabala Navalkar & Vishwas Nawalkar (vendors) and M/s. Colo Color Pvt Ltd (Purchaser) *to register deed of conveyance dated 12.11.2010 between the said parties*
- aa. Copy of notarized affidavit dated ___ executed by Vishwas Navalkar
- bb. Copy of registered power of attorney executed by Kamlesh Nawalkar, Rajesh Nawalkar, Hira Navalkar, Manak Navalkar, Kundabala Navalkar in favor of Vishwas Navalkar dated 12.___.2010
- cc. A copy of Deed of Conveyance dated 12.11.2010 between Kamlesh Rajaram Navalkar, Rajesh Rajaram Navalkar, Hira Navalkar, Manak Navalkar, Kundabala Navalkar & Vishwas Navalkar (vendors) and M/s. Colo Color Pvt Ltd (Purchaser) (for their undivided share, right and interest in the land Cadastral survey no:1441 along with building known as Radha Niwas Final Plot no:485, Cadastral survey no: 1653,2/1653 along with building known as Satya Niwas, Final Plot no:484)
- dd. A copy of Registered deed of conveyance dated 30.12.2010 bearing Reg no:3590-2010 between Snehlata Dadarkar & Prabhakar Dadarkar (vendors) and M/s. Colo color Pvt Ltd (purchaser) for their undivided share in land bearing Cadastral survey no:1441,F.P no:485 admeasuring 1015.89 sq. mtrs – Radha Niwas and Cadastral survey no:1653, 2/1653,F.P no:484 admeasuring 649.67 sq. mtrs – Satya Niwas
- ee. A copy of registered deed of confirmation dated 3.10.2011 bearing Reg no: 7152-2011 between Shekhar Dadarkar, Swarup Mhatre, Rashmi Vaze (vendors) and M/s. Colo Color Pvt Ltd (Purchaser) *to register deed of conveyance dated 24.12.2010 between the said parties*
- ff. A copy of power of attorney dated ___ executed by Swarup Mhatre, Rashmi Vaze in favor of Shekhar Dadarkar
- gg. notarized affidavit dated ___ executed by Shekhar Dadarkar, Swarup Mhatre, Rashmi Vaze
- hh. Copy of deed of Conveyance dated 24.12.2010 between Shekhar Dadarkar for self and CA to Swarup Mhatre, Rashmi Vaze (vendors) and and M/s. Colo Color Pvt Ltd (Purchaser) undivided share, right, ttile and interest in land bearing C.S no:1441, F.P no: 485, building Radha Niwas and land bearing Cadastral survey no: 1653, 1653/2 F. p no:484)

- ii. Copy of family tree Benabai Dadarkar
- jj. Copy of Notarized Agreement dated 3.2.2014 between M/s. Colo Color Pvt Ltd (landlord/developer) and Mr. Pravin Rambhia & Mr. Devji Patel (Tenants/occupants)
- kk. Copy of LOD dated 21.9.2026 issued by IDBI

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

- 1) We have perused the aforesaid documents and we find that benabai Dadarkar was entitled to land bearing land bearing C.S no:1441, F.P no: 485, building Radha Niwas and land bearing Cadastral survey no: 1653, 1653/2 F. p no:484, building constructed known as Satya Niwas, situated at Bhavani Shankar Road, Dadar West, Mumbai – 400 028. We find she expired leaving behind six children- Dattaram Dadarkar, Jaywantrao Dadarkar, Krishnarao Dadarkar, Vasantao Dadarkar, Ramabai Navalkar and Gulabbai as her only legal heirs. We find that Dattaram Dadarkar expired unmarried in 1977. We find that Jaywantrao Dadarkar expired in 1986 and post his death his only surviving legal heirs were Prabhakar Dadarkar, Snehlata Dadarkar & Chandraprabhu Damany.(**Jaywantrao's legal heirs**) We find that Vasantarao Dadarkar was unmarried and expired in 1989. We find that Krishnarao Dadarkar expired leaving behind Surendra Dadarkar, Sumant Dadarkar and Sumati Dadarkar as his only legal heirs. We find that Surendra Dadarkar & Sumati Dadarkar expired unmarried and Sumant Dadarkar expired leaving behind Shekhar Dadarkar, Swarup Mhatre, Rashmi Vaze as his only legal heirs (**Krishnarao's legal heirs**). We find Ramabai Navalkar expired in 2003 leaving behind his surviving legal heirs being Kamlesh Rajaram Navalkar, Rajesh Rajaram Navalkar, Hira Navalkar, Manak Navalkar, Kundabala Navalkar & Vishwas Navalkar.(**Ramabai Navalkar's legal heirs**) We find that Ramabai Navalkar had filed a suit 4538 of 1994 against in Hon'ble high court against the legal heirs of Jaywantrao Navalkar. **Kindly obtain current status of the said suit.** We find that the Builders have separately dealt with the said both parties in the said property. We find that Gulabbai Nawalkar expired in 1971. Please note it is not clear who are the legal heirs of Gulab Bai nawalkar. Please note we have not come across registered deed of conveyance executed by legal heirs of Gulabbai (daughter of Benabai Dadarkar) in favor of M/s. Co color Pvt Ltd. Kindly obtain the same

- 2) We find that vide Deed of Conveyance dated 21.12.2010 READ WITH Registered Deed of confirmation dated 23.12.2011 bearing Reg no: MUM-9015-2011 AND Registered deed of conveyance dated 30.12.2010 bearing Reg no:3590-2010, Chandraprabhu Damany & Prabhakar Dadarkar & Snehlata Dadarkar transferred the undivided right, title and share in the said property in favor of M/s. Colo color Pvt Ltd. We find that vide *deed of conveyance dated 12.11.2010 READ WITH* registered deed of confirmation dated 3.10.2011 bearing Reg no: 7178-2011, Kamlesh Navalkar, Rajesh Navalkar, Hira Navalkar, Manak Navalkar, Kundabala Navalkar & Vishwas Nawalkar transferred the undivided right, title and share in the said property in favor of M/s. Colo color Pvt Ltd. We find that by and under Conveyance dated 24.12.2010 READ WITH registered deed of confirmation dated 3.10.2011 bearing Reg no: 7152-2011, Shekhar Dadarkar, Swarup Mhatre, Rashmi Vaze transferred the undivided right, title and share in the said property in favor of M/s. Colo color Pvt Ltd.

- 3) We find that Final Plot Nos. 484, 485, 488A have been amalgamated and renumbered by the office of City Survey and Land Record as Final Plot No. 484.

- 4) We have perused Property card Final Plot no:484- TPS IV- reflecting name of M/s. Colo color Pvt Ltd

- 5) We have perused title certificate dated 12.7.2019 issued by Thakordas Madgavkar inter alia certifying the title as therein stated. *Please note the said title certificate only certifies title of Colo Color Pvt Ltd does not reflect any land history.*

- 6) We find that Pravin Damji Rambhia and Dipak Devji Patel were tenants in respect of **Shop no. 9 admeasuring 403 sq ft carpet** area on Ground floor, in building known as Radha Niwas on the said land. (Herein referred to as Old tenement)

- 7) We have perused Notarized Permanent alternative agreement dated 3.2.2014 was executed between M/s. Colo Color Pvt Limited and Pravin Damji Rambhia and Dipak Devji Patel wherein land lord/developer has agreed to provide a new self-contained tenement admeasuring 550 sq ft carpet area in lieu of old premises. *Kindly confirm whether the said agreement is duly stamped and registered in accordance with law*

as the copy furnished to us does not appear to be registered. It appears this is not registered

- 8) We find that due to change in plans and changes made by government of Maharashtra to the Development control and promotional regulations 2034, a new registered permanent alternative agreement was executed
- 9) We further find that by and under registered Permanent Alternate accommodation agreement dated 8.8.2022 bearing RR no. BBE-4-**12941**-2022 one Pravin Damji Rambhia and Dipak Devji Patel have acquired **Flat no. 102**, adm 1156.92 sq ft RERA carpet area on the 1st floor, **building no. 1**, building known as Colo Rise along with one car parking constructed on land bearing F.P 484 of TPS IV of Mahim Division CS no. 1653, 1441 & 2/1653 and otherwise situated at Bhavani Shankar Road, Dadar West, Mumbai – 400 028 **in lieu of old premises free of cos ON OWNESHIP BASIS** from M/s. Colo Color Pvt Limited upon terms and conditions therein contained. **THE SAID AGREEMENT IS UNDER MOFA.**
- 10) We further find that by and under registered Deed of Transfer dated 20.9.2022 bearing RR no. **BBE-3-16931-2022** one Samir Thakershi Shethia have acquired the said **Flat no. 102, adm 1156.92 sq ft RERA carpet area on the 1st floor, building no. 1, building known as Colo Rise** from Deepak Devji Patel and Pravin Damji Rambhia with the consent of M/s. Colo Color Pvt Limited for consideration and upon terms and conditions therein contained.
- 11) We further find that by and under registered Deed of rectification dated 7.6.2024 bearing RR no. BBE-4-**11701**-2024 one Pravin Damji Rambhia and Dipak Devji Patel have acquired the said **Office no. 102 adm 1156.92 sq ft RERA carpet area on the 1st floor, building no. 1 in the building known as Colo Rise** from M/s. Colo Color Pvt Limited for consideration and upon terms and conditions therein contained **in respect of wherein landlords/developers amended plans** due to which **Flat 102** got converted to office premises admeasuring **adm 1156.92 sq ft RERA carpet area** along with one car parking space.
- 12) Please note we have perused LOD dated 21.9.2026 and we find one more Registered Rectification Deed No 11703 Dt 07.06.2024 in favor pf Samir Thakershi Shethia for the said flat. **Please note we have not come across the said**

Registered Rectification Deed No 11703 Dt 07.06.2024. Kindly obtain the same.

- 1) We find that by and under registered Supplementary Agreement dated 7.6.2024 bearing RR no. BBE-4-**11705**-2024 one Samir Thakershi Shethia have acquired the said **Office no. 102 on the 1st floor, building no. 1 in the building known as Colo Rise in respect of additional area of 164.08 sq. ft. carpet area at free of cost** from M/s. Colo Color Pvt Limited upon terms and conditions therein contained
- 2) *We have perused Copy of Letter -Granting NOC dated 2.6.2025 issued by MHADA granting **Part Occupation certificate from MCGM** wherein point 12 states that MHADA has granted permission for residential unit instead of commercial unit to tenants /occupants of shop no:9 of radha niwas and shop no:6 of satya niwas of old cess building vide letter dated 10.10.2022. THE noc HOLDER has provided commercial unit i.e shop no:101 and 102 situated on 1 st floor of new building no:1 constructed on the said land. Since the NOC holder has rehab the said tenants /occupants and tenants/occupants have not raised objection, hence the commercial unit no:101 & 102 situated in new building no:1 provided by NOC holder to the tenants in lieu of old shop no:9 of radha niwas and shop no:6 of staya niwas of cess building is hereby accepted.*
- 3) We further find that RERA certificate dated 08/09/2021 bearing no. P51900023487 in respect of **project COLO RISE** in favour of Colo Color Private Limited commencing from 18.12.2019 and **ending with 30.12.2026.**
- 4) **All chain of agreements reflect name of the building as Colo Residency and as per RERA certificate name is mentioned as Colo Rise. Kindly confirm the name of the building. You have informed us that new building name is COLO RISE, COLO RESIDENCY is name of rehab building.**
- 5) Please note we have perused RERA certificate reflecting name of project -COLO RISE, however while verifying the RERA site we find that Project known as sigma Garnet, has been registered against the said Registration No.P51900023487. We have perused registration certificate of project dated 06/10/2025 issued by Maharashtra Real Estate Regulatory Authority (commencing from 18/12/2019 and

ending with 30/12/2026) (project registration number - P51900023487, Project – Sigma Garnet by Colo Color Private Limited on land bearing F.P. no. 484 of Mahim Division).

- 6) Please note that in your mail initiation BT is mentioned. Since this is Balance transfer case. **Kindly obtain a no dues certificate from BT Bank –We have not seen the LOD of BT Bank. Kindly obtain the same.**
- 7) **Kindly obtain Latest Property tax and Maintenance Bill**
- 8) We have verified RERA site online and we find registered indenture of Mortgage Dated "29th July, 2024" duly registered with the Sub- Register of Assurances at Mumbai City 2 under Serial No. BBE-2/17867/2024 ("Said IOM") made and executed by and between the Promoters - M/s Colo Color Private Limited, therein referred to as the "Mortgagor" of the One Part and Capri Global Capital Limited, therein referred to as the "Mortgagee" of the Other Part. Index II of the said IOM is attached along with this letter. ***You have informed that Colo Rise was mortgaged, not Colo Residency***
- 9) Your email mentions Collateral Name: Mesers Colo Color Private Limited and in subject line - SAMIR SHETHIA. **Kindly confirm name of the customer. You have confirmed customer name is Samir Thackershi Shethia.**
- 10) *As per registered Agreement for Permanent Alternate accommodation dated 05/08/2022 land details are mentioned as - CS no. 1653, 2/1653, 1390 (part) & 1/1382(part) of lower parel division. And all other chain of agreements reflect land details as - CS no. 1653, 1441, 2/1653 of lower parel division. Kindly confirm the land details.*
- 11) We have perused LOD dated 21.9.2026 issued by IDBI Bank and we find that it is balance transfer case. **Kindly obtain a no dues certificate from BT Bank..**
- 12) **You have informed us that society is not formed**
- 13) **KINDLY OBTAIN A NO OBJECTION LETTER FROM THE DEVELOPER FOR CREATION OF MORTGAGE IN FAVOUR OF YOUR BANK**

14)The report is based on the representations made in the copies of the documents submitted by you and 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 statutes or do not demonstrate any irregularities in respect thereof. 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. 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. 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.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

As above

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?- **Information not provided to us- if technical team has seen the OC then it is assumed in the positive**
- 5.5 Whether up to date tax/land revenue has been paid in respect of the property? – **We have not perused the latest Property Tax Bill in respect of the said Apartment**
- 5.6 Whether all original documents for last 13/30 years have been scrutinized; if not give reasons? - **NO**
- 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? – **NO**
- 5.10 What is the tenure of the land; if it is leased? _____ years (remaining period)- **NO**
- 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
- 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?- **NO**
- 5.16 Whether the said POA holder has/had authority to sell the property under POA?
Not Applicable
- 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- **DEVELOPER is required**
- 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- **Developer is required**
- 5.20 Whether Search Report is obtained and submitted? - **Search report is pending**

Search Report Details: - As instructed by you, we have caused search in respect of the above referred property in the Office of the Sub-Registrar Assurances at Mumbai S.R.O. AND Mumbai Computer Records.

Search Conducted Years: For the year from 2014 to 2026 (13 years)

Name of the Advocate / Searcher: Mr. Harish Mestry, Title Investigator

Search Report Date: Search report dated 15/09/2026

Note: search report is sent separately.

We find that the **Alternative Accommodation Agreement** made between Colo Color Private Limited and Pravin Damji Rambhiya & Deepak Devji Patel has been registered on 30/05/2022 in respect of the said shop. Further we find that the **Transfer Deed** made

between Deepak Devji Patel & Ors. and Samir Thakershi Shethia has been registered on 20/09/2022 in respect of the said flat. Further we find that the **Transfer Deed** made between Deepak Devji Patel & Ors. and Samir Thakershi Shethia has been registered on 20/09/2022 in respect of the said office. Further we find that the **Notice of Intimation** dated 22/02/2023 made between Samir Thakershi Shethia and Indian Bank has been registered on 21/03/2023 in respect of the said flat. Further we find that the **Correction Deed** dated 07/06/2024 made between Colo Color Private Limited and Pravin Damji Rambhiya & Deepak Devji Patel has been registered on 12/06/2024 in respect of the said office. Further we find that the **Correction Deed** dated 07/06/2024 made between Deepak Devji Patel & Ors. and Samir Thakershi Shethia has been registered on 12/06/2024 in respect of the said office. Further we find that the **Supplementary Agreement** dated 07/06/2024 made between Kolo Color Private Limited and Samir Thakershi Shethia has been registered on 10/06/2024 in respect of the said office. The Physical search is restricted to the documents/books/indexes available on the date of the search and that are maintained in proper condition. Please note that records found torn or in mutilated condition shall not form part of this search. The online IGR search is restricted to the entries found on the date of the search on the Website of the Government of Maharashtra. There could be instances of glitches on the IGR website. In such cases we are totally relying on the IGR website and capturing all such entries that appear on the date of the search. The said search report is being given in terms of the search report appended herein, obtain NOC from mortgagee.

5.21 Whether EC is obtained? **NA as in Maharashtra we have the concept of search report**

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 Samir Thakershi Shethia 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 / Co borrower Samir Thakershi Shethia.

original documents to be collected by ICICI HFC for creation of 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: -

- a. Copy of Notarized Permanent alternative agreement dated 3.2.2014 was executed between M/s. Colo Color Pvt Limited (landlord/developer) and Pravin Damji Rambhia and Dipak Devji Patel (Tenants/occupants)
- b. A copy of registered Permanent Alternate accommodation agreement dated 8.8.2022 bearing RR no. BBE-4-**12941**-2022 between M/s. Colo Color Pvt Limited (therein referred to as Builder) and Pravin Damji Rambhia and Dipak Devji Patel (therein referred to as Purchasers). **In respect of flat no. 102 on 1st floor, building no. 1 adm 1156.92 sq ft free of cost**
- c. A copy of registered Deed of Transfer dated 20.9.2022 bearing RR no. **BBE-3-16931-2022** between Deepak Devji Patel and Pravin Damji Rambhia (therein referred to as Transferors) and M/s. Colo Color Pvt Limited (therein referred to as Confirming party) and Samir Thakershi Shethia (therein referred to as Transferees) **Flat no. 102, adm 1156.92 sq ft RERA carpet area on the 1st floor, building no. 1, building known as Colo Rise**
- d. A copy of registered Supplementary Agreement dated 7.6.2024 bearing RR no. BBE-4-**11705**-2024 between M/s. Colo Color Pvt Limited (therein referred to as Developer) and Samir Thakershi Shethia therein referred to as tenant) **In respect of Office no. 102 on the 1st floor, building no. 1 in the building known as Colo Rise in respect of additional area of 164.08 sq. ft. carpet area at free of cost.**
- e. A copy of registered Deed of rectification dated 7.6.2024 bearing RR no. BBE-4-**11701**-2024 between M/s. Colo Color Pvt Limited (therein referred to as Developer) and Pravin Damji Rambhia and Dipak Devji Patel therein referred to as tenant) **In respect of Office no. 102 adm 1156.92 sq ft RERA carpet area on the 1st floor, building no. 1 in the building known as Colo Rise**
- f. A copy of Registered Rectification Deed No 11703 Dt 07.06.2024 in favor pf Samir Thakershi Shethia for the said property as per LOD
- g. A Xerox copy of RERA certificate dated 08/09/2021 bearing no. P51900023487 in respect of project COLO RISE in favour of Colo Color Private Limited 18.12.2019 and **ending with 30.12.2026**
- h. A xerox copy of survey register card of final plot 484 reflecting the M/s. Colo Color Pvt Limited

- i. A copy of title certificate dated 23.10.2015 issued by Thakordas & Madhavkar
- j. A copy of letter -Granting NOC dated 2.6.2025 for obtaining Part OC for from MCGM for rehabilitation of 57 tenants occupants {6NR + 34R of cess building + IINR + 6R of Non cess structural + 1l units of Sale issued by MHADA
- k. A copy of RERA Certificate dated 8/09/2021 in respect of project COLO RISE in favour of Colo Color Private Limited 18.12.2019 and ending with 30.12.20260 bearing no. P51900023487
- l. A copy of registered land documents in favour of M/s. Colo Color Pvt Limited and or predecessors in title.
- m. A copy of Latest LOD issued by BTbank
- n. Copy of Registered Deed of confirmation dated 23.12.2011 bearing Reg no: MUM-9015-2011 between Chandraprabha Damany (Vendor) and M/s. Colo color Pvt ltd (Purchaser)- (for land Cadastral survey no:1441 along with building known as Radha Niwas , Cadastral survey no: 1653,2/1653 along with building known as Satya Niwas) *to register* Deed of Conveyance dated 21.12.2010
- o. Copy of undated notarized Affidavit executed by Chandrprabhu Damany
- p. Copy of death certificate of Benabai Dadorkar(8.8.1959)
- q. Copy of death certificate of Dattaram Dadarkar (26.1.2022)
- r. Copy of death certificate of Jaywant Dadarkar (8.9.1986)
- s. Copy of death certificate of Nira Dadarkar (25.2.1992)
- t. Copy of death certificate of Indu Dadarkar (10.7.1986)
- u. Copy of death certificate of Kalpana Dadarkar (2.5.2009)
- v. Copy of Death certificate of vasantrao Dadarkar (28.12.1989)
- w. Copy of notarized Affidavit executed by Chandrprabhu Damany dated 22.12.2011 IN MARATHI
- x. Copy of notarized Affidavit executed by Prabhakar Dadarkar & Snehlata Dadarkar dated 6.5.2011
- y. A copy of Deed of Conveyance dated 21.12.2010 between Chandra prabhu Damany (Vendor) and M/s. Colo Color Pvt ltd (for 11% share in the land Cadastral survey no:1441 along with building known as Radha Niwas , Cadastral survey no: 1653,2/1653 along with building known as Satya Niwas)
- z. A copy of registered deed of confirmation dated 3.10.2011 bearing Reg no: 7178-2011 between Kamlesh Navalkar, Rajesh Navalkar, Hira Navalkar, Manak Navalkar, Kundabala Navalkar & Vishwas Nawalkar (vendors) and M/s. Colo Color Pvt ltd (

Purchaser) to register deed of conveyance dated 12.11.2010 between the said parties

- aa. Copy of notarized affidavit dated ___ executed by Vishwas Navalkar
- bb. Copy of registered power of attorney executed by Kamlesh Nawalkar, Rajesh Nawalkar, Hira Navalkar, Manak Navalkar, Kundabala Navalkar in favor of Vishwas Navalkar dated 12.____.2010
- cc. A copy of Deed of Conveyance dated 12.11.2010 between Kamlesh Rajaram Navalkar, Rajesh Rajaram Navalkar, Hira Navalkar, Manak Navalkar, Kundabala Navalkar & Vishwas Navalkar (vendors) and M/s. Colo Color Pvt Ltd (Purchaser) (for their undivided share, right and interest in the land Cadastral survey no:1441 along with building known as Radha Niwas Final Plot no:485, Cadastral survey no: 1653,2/1653 along with building known as Satya Niwas, Final Plot no:484)
- dd. A copy of Registered deed of conveyance dated 30.12.2010 bearing Reg no:3590-2010 between Snehlata Dadarkar & Prabhakar Dadarkar (vendors) and M/s. Colo color Pvt Ltd (purchaser) for their undivided share in land bearing Cadastral survey no:1441,F.P no:485 admeasuring 1015.89 sq. mtrs – Radha Niwas and Cadastral survey no:1653, 2/1653,F.P no:484 admeasuring 649.67 sq. mtrs – Satya Niwas
- ee. A copy of registered deed of confirmation dated 3.10.2011 bearing Reg no: 7152-2011 between Shekhar Dadarkar, Swarup Mhatre, Rashmi Vaze (vendors) and M/s. Colo Color Pvt Ltd (Purchaser) to register deed of conveyance dated 24.12.2010 between the said parties
- ff. A copy of power of attorney dated ___ executed by Swarup Mhatre, Rashmi Vaze in favor of Shekhar Dadarkar
- gg. notarized affidavit dated ___ executed by Shekhar Dadarkar, Swarup Mhatre, Rashmi Vaze
- hh. Copy of deed of Conveyance dated 24.12.2010 between Shekhar Dadarkar for self and CA to Swarup Mhatre, Rashmi Vaze (vendors) and and M/s. Colo Color Pvt Ltd (Purchaser) undivided share, right, title and interest in land bearing C.S no:1441, F.P no: 485, building Radha Niwas and land bearing Cadastral survey no: 1653, 1653/2 F. p no:484)
- ii. Copy of Registered Deed of Conveyance dated 18.12.2012 bearing Reg no:890-2012 between Kumud Ashar, Hemal Ashar, Harshal Ashar, Mahesh Ashar, Kiran Ashar, Kulin Ashar, Charu Ashar & Sudha Ashar (Vendor) and M/s. Colo Color Pvt Ltd (for their undivided share, right and interest in the land admeasuring 1806.03 sq mtrs together with structures at kasturchand Mill compound , bearing Final Plot no:**488A**)
- jj. Copy of registered Deed of conveyance between legal heirs of late Gulabbai (daughter) of Benabai Dadarkar) in favor of M/s. Co color Pvt Ltd
- kk. **Consent letter from Indian Bank (pursuant to the entries in the search report)**

Documents to be exchanged with the Disbursement

- a. A copy of Latest Property Tax Bill
- b. A copy of latest Maintenance Bill & receipt issued by society in respect of the said Property.
- c. **Consent letter from Capri Global Capital Limited**
- d. Confirm land details
- e. Current status of suit no: 4538 of 1994

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

TAKE OVER

- a. Original Notarized Permanent alternative agreement dated 3.2.2014 was executed between M/s. Colo Color Pvt Limited (landlord/developer) and Pravin Damji Rambhia and Dipak Devji Patel (Tenants/occupants)
- b. Original registered Permanent Alternate accommodation agreement dated 8.8.2022 bearing RR no. BBE-4-**12941**-2022 between M/s. Colo Color Pvt Limited (therein referred to as Builder) and Pravin Damji Rambhia and Dipak Devji Patel (therein referred to as Purchasers). **In respect of flat no. 102 on 1st floor, building no. 1 adm 1156.92 sq ft free of cost + SDR + RR + Index II.**
- c. Original registered Deed of Transfer dated 20.9.2022 bearing RR no. **BBE-3-16931-2022** between Deepak Devji Patel and Pravin Damji Rambhia (therein referred to as Transferors) and M/s. Colo Color Pvt Limited (therein referred to as Confirming party) and Samir Thakershi Shethia (therein referred to as Transferees) + SDR + RR + Index II.
- d. Original registered Supplementary Agreement dated 7.6.2024 bearing RR no. BBE-4-**11705**-2024 between M/s. Colo Color Pvt Limited (therein referred to as Developer) and Samir Thakershi Shethia therein referred to as tenant) **In respect of Office no. 102 on the 1st floor, building no. 1 in the building known as Colo Rise in respect of additional area of 164.08 sq. ft. carpet area at free of cost+ SDR + RR + Index II.**
- e. Original registered Deed of rectification dated 7.6.2024 bearing RR no. BBE-4-**11701**-2024 between M/s. Colo Color Pvt Limited (therein referred to as Developer) and Pravin Damji Rambhia and Dipak Devji Patel therein referred to as tenant) **In respect of Office no. 102 adm 1156.92 sq ft RERA carpet area on the 1st floor, building no. 1 in the building known as Colo Rise**
- f. Original Registered Rectification Deed No 11703 Dt 07.06.2024 in favor pf Samir Thakershi Shethia for the said property
- g. Copy of letter -Granting NOC dated 2.6.2025 for obtaining Part OC for from MCGM for rehabilitation of 57 tenants occupants {6NR + 34R of cess building + IINR + 6R of Non cess structural + 1l units of Sale issued by MHADA

h. No Dues Certificate from BT Bank

i. All other document as per LOD

NORMAL

- Original no-objection letter issued by the Developer in your favour for creation of mortgage.
- In the event of there being a Co-Operative Society, then the Bank will need to obtain original Share Certificate issued by the Society in favour of your Constituent.
- In the event of there being a limited company then the original shares of the said Company duly transferred in the name of your Constituent.
- In the event of there being a Condominium then, true copy of the Deed of Declaration

REMARKS (if any): -

As above



HEENA
BILAWALA
ENGINEER

Digitally signed
by HEENA
BILAWALA
ENGINEER
Date: 2026.10.13
18:56:22 +05'30'

Advocate and Solicitor & Notary