

LEGAL SCRUTINY REPORT

Date: -	11/08/2026; 13/08/2026 , 03/09/2026
LV Ref. ID.	LVB-AUG26-ICHF-551
Status of L.O.R	POSITIVE
Transaction Type	BUILDER HL
<u>LAN No:</u>	77000332675

To
ICICI HOME FINANCE
VASHI BRANCH

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of – MR. PRATIK DILIP PAWAR

PART I: PROPERTY DETAILS:

1. Name of the Applicant/Borrower/s: MR. PRATIK DILIP PAWAR
2. Name of the Co-applicant/s: MR. PANKAJ DILIP PAWAR
3. Type of Loan: BUILDER HL
4. Purpose of Loan: BUILDER HL
5. Name of the Property Owner/s: M/S SPACE INDIA AND BUILDERS
6. Name of the Proposed Owner/s: MR. PRATIK DILIP PAWAR
7. Description of the Property (with Boundaries):

Flat No.104, admeasuring carpet area 29.94 sq.mts balcony [5.83 sq.mts], on the 1st Floor, , Bldg No.4 , B Wing of (Lotus) in the building known as “**Space Greens**”, constructed on land bearing Survey No. 42/5 (old Survey nos. 60/5) admeasuring 300 sq. mtrs., Survey No. 42/7 (old survey no. 60/7) and admeasuring 1400 sq. mt. Survey No. 42/11(Old Survey No. 60/11) admeasuring 600 sq. mt. Survey No. 31/4/B (Old Survey No. 77/4/B) admeasuring 200 sq. mts. and Survey No. 31/8 (Old Survey 77/8) admeasuring 5130 sq. mt. and collectively admeasuring area as 7630 Sq. Mtr. square meters or thereabouts in Village: Dundre Taluka Panvel, District Raigad within the limits of NAINA and within the Registration Sub-District of Panvel- 410 206 (**Said Property**) and bounded as follows:

Boundaries: NOT PROVIDED

On Or Towards the North:
On Or Towards the South:
On Or Towards the East:
On Or Towards the West: (**Said Land**)

8. Nature / Status of the Property: Freehold land

9. Type of Property: Residential Property

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

1. Scanned Copy of **Index-II** of Registered Sale Deed dated 07/12/2019 bearing Reg. No. PVL-5/13024/2019 executed by Mr. Niranjana Suresh Bhatwal in favor of **M/s. Space India Builders & Developer, a Partnership firm (Said Developers)**
2. Scanned Copy of **Index-II** of Registered Supplemental Sale Deed dated 22/04/2022 bearing Reg. No. PVL-3/7269/2022 executed by Mr. Niranjana Suresh Bhatwal in favor of **M/s. Space India Builders & Developer, a Partnership firm (Said Developers)**
3. Scanned Copy of **Development Permission** dated 13/08/2021 bearing Ref no. CIDCO/NAINA/Panvel/Dundre/BP-00520/CC/2021/0100 issued by CIDCO & Navi Mumbai Airport Influence Notified Area (NAINA) in the name of **M/s. Space India Builders & Developer**
4. Scanned Copy of **Commencement Certificate** dated 13/08/2021 bearing Ref no. CIDCO/NAINA/Panvel/Dundre/BP-00520/CC/2021/0100 issued by CIDCO & Navi Mumbai Airport Influence Notified Area (NAINA) in the name of **M/s. Space India Builders & Developer**
5. Scanned Copy of **Amended Commencement Certificate** dated 15/12/2021 bearing Ref No. CIDCO/NAINA/Panvel/Dundre/BP-00520/ACC/2021/0132 issued by CIDCO & Navi Mumbai Airport Influence Notified Area (NAINA) in the name of **M/s. Space India Builders & Developer**
6. Scanned Copy of **RERA Registration Certificate** dated 29/12/2021 bearing Reg. No. **P52000032326** issued by Maharashtra Real Estate Regulatory Authority in favor of **Space India Builders & Developer of project "Space Green"**
7. Scanned Copy of Title Certificate dated 01/05/2022 issued by Advocate Manali Saraf and Associates in favor of **M/s. Space India Builders & Developer, a Partnership Firm**
8. Scanned Copy of **Sanction Letter of APF** dated 23/03/2022 issued by IIFL Home Loan in favour of **Space India Builders and Developer**
9. Scanned Copy of Registered POA dated 23/02/2022 bearing Reg no. PVL-3/3092/2022 executed by **M/s. Space India Builders & Developer through its partners Mr. Santosh Kumar Shetty & others in favour of Mr. Dhananjay Bharat Maharnavar & others**
10. Scanned Copy of Draft Agreement for Sale to be executed by M/s Space India and Builders , Partnership firm in favor of Mr Pratik Diip Pawar



1. We have perused aforesaid documents shared with us and we find that piece and parcel the land bearing Survey No. 42/5 (old Survey nos. 60/5) admeasuring 300 sq. mtrs., Survey No. 42/7 (old survey no. 60/7) and admeasuring 1400 sq. mt. Survey No. 42/11 (Old Survey No. 60/11) admeasuring 600 sq. mt. Survey No. 31/4/B (Old Survey No. 77/4/B) admeasuring 200 sq. mts. and Survey No. 31/8 (Old Survey 77/8) admeasuring 5130 sq. mt. and collectively admeasuring area as 7630 Sq. Mtr. square meters or thereabouts in Village: Dundre Taluka Panvel, District Raigad within the limits of NAINA and within the Registration Sub-District of Panvel. **(Said Land)**

सूचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही भासकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही

2. We further find from Index-II that by Registered Sale Deed dated 07/12/2019 bearing Reg. No. PVL-5/13024/2019 executed by Mr. Niranjana Suresh Bhatwal in favor of **M/s. Space India Builders & Developer, a Partnership firm (Said Developers)**, related to sell of Said Land along with other Lands upon terms and conditions mentioned therein.
3. We further find from recitals that by Registered Deed of Rectification dated 20/12/2019 bearing Reg. No. PVL-5/13418/2019 executed by Mr. Niranjana Suresh Bhatwal in favor of **M/s. Space India Builders & Developer, a Partnership firm (Said Developers)** related to Said Land both Parties rectified the mistake in the Sale Deed dated 07/12/2019, that in the Index page of the registered document, survey no. 77, Hissa no. 4B Area 0-02-0 H.R.P was not mentioned.
4. We further find from Index-II that by Registered Supplemental Sale Deed dated 22/04/2022 bearing Reg. No. PVL-3/7269/2022 executed by Mr. Niranjana Suresh Bhatwal in favor of **M/s. Space India Builders & Developer, a Partnership firm (Said Developers)** related to Said Land therein reconfirmed the terms of Sale Deed and acknowledged the consideration to that effect, paid by the Developer.

5. We further find that, **Development Permission** dated 13/08/2021 bearing Ref no. CIDCO/NAINA/Panvel/Dundre/BP-00520/CC/2021/0100 issued by CIDCO & Navi Mumbai Airport Influence Notified Area (NAINA) in the name of **M/s. Space India Builders & Developer**, wherein granted permission for **Residential Building** to be constructed on the Said Land subject to compliance of terms and conditions mentioned therein.
6. We further find that, **Commencement Certificate** dated 13/08/2021 bearing Ref no. CIDCO/NAINA/Panvel/Dundre/BP-00520/CC/2021/0100 issued by CIDCO & Navi Mumbai Airport Influence Notified Area (NAINA) in the name of **M/s. Space India Builders & Developer** wherein granted permission for **Residential Building** to be constructed on the Said Land subject to compliance of terms and conditions mentioned therein.
7. We further find that, Amended Commencement Certificate dated 15/12/2021 bearing Ref No. CIDCO/NAINA/Panvel/Dundre/BP-00520/ACC/2021/0132 issued by CIDCO & Navi Mumbai Airport Influence Notified Area (NAINA) in the name of **M/s. Space India Builders & Developer, a Partnership firm**, wherein granted permission for **Residential Building** to be constructed on the Said Land subject to compliance of terms and conditions mentioned therein.
8. We further find that RERA Registration Certificate dated 29/12/2021 bearing Reg. No. **P52000032326** issued by Maharashtra Real Estate Regulatory Authority in favor of **Space India Builders & Developer** for the project known as “**SPACE GREENS**”.

Note: - As per information available on New RERA Website: -

- **We have not found any Pending Litigations and the Said Land is free from encumbrances.**

Litigation Details

Is there any litigation against this proposed project: No



- **Proposed Completion Date (Original): - 31/12/2026.**

9. We further find that **Sanction Letter of APF** dated 23/03/2022 issued by IIFL Home Loan in favour of **Space India Builders and Developer**

10. We further find that, Title Certificate dated 01/05/2022 issued by Advocate Manali Saraf and Associates in favor of **M/s. Space India Builders & Developer, a Partnership Firm** wherein it is opined that the title of Said Land is clear, marketable and without any encumbrances.

NOTE: We have placed reliance upon the same for the title of Owner/Developer.

4. Search report for 30 years from 1993 till 2022

5. On perusal of the above-mentioned documents and all other relevant documents relating to title of the said Property I am of the opinion that the title of M/s Space India Builders and Developers is clear, marketable and without any encumbrances.
6. Owners of all that piece and parcel of land having Survey No. 42/5 (old Survey nos. 60/5) admeasuring 300 square meters, Survey No. 42/7 (old survey no. 60/7) and admeasuring 1400 square meters, Survey No. 42/11 (Old Survey No. 60/11) admeasuring 600 square meters, Survey No. 31/4/B (Old Survey No. 77/4/B) admeasuring 200 square meters and Survey No. 31/8 (Old Survey 77/8) admeasuring 5130 square meters, located at Village Dundare, Taluka Panvel, District Raigad, within the Registration Sub-District of Panvel, M/s Space India Builders and Developers.
7. Qualifying comments/remarks if any – NONE
8. The report reflecting the flow of the title of the M/s Space India Builders and Developers on the said Property is enclosed herewith as annexure.

Enclosure: Title Search Report

11. We further find Draft Agreement for Sale to be executed by M/s Space India and Builders , Partnership firm in favor of **Mr Pratik Diip Pawar** related to sell of Said Property for consideration and upon terms and conditions mentioned therien

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

LENDER TO ENSURE THAT THE POSSESSION OF THE SAID PROPERTY IS WITH THE CURRENT OWNER

LENDER TO FURTHER ENSURE THAT OC RELATED COMPLIANCES ARE TAKEN CARE AS PER TECHNICAL REPORT, OUR OPINION IS SUBJECT TO THE SAME

PART IV: EVIDENCE OF THE TITLE OF PROPERTY: (SRO Search Report Attached)

Status: Clear Search

Ref: Investigation title of the property situated at **Flat No. 4B 104**, in the building known as “**Space Greens**”, constructed on land bearing Survey No. 42/5 (old Survey nos. 60/5) admeasuring 300 sq. mtrs., Survey No. 42/7 (old survey no. 60/7) and admeasuring 1400 sq. mt. Survey No. 42/11 (Old Survey No. 60/11) admeasuring 600 sq. mt. Survey No. 31/4/B (Old Survey No. 77/4/B) admeasuring 200 sq. mts. and Survey No. 31/8 (Old Survey 77/8) admeasuring 5130 sq. mt. and collectively admeasuring area as 7630 Sq. Mtr. lying and being situate at Panvel- 410 206 Village: **Dundre Taluka Panvel, District Raigad**

MR. PRATIK DILIP PAWAR

Dear Sirs,

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

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

2014 – NIL

2015 – NIL

2016 – NIL

2017 – NIL

2018 – NIL

2019 – Entry Found

PVL-2-5673	Supplementary Agreement	10/05/2019
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2019	Rs.0/-	10/05/2019
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Niranjan Suresh Bhatwal

To

M/s. Space India Builders through partner Vinay Prakash Singh

Schedule: Land bearing **Survey No. 77/4/B** lying and being situate at Village: **Dundre** Taluka **Panvel**, District **Raigad**. Admeasuring 200 sq. mtr.

PVL-5-13024	Sale Deed	07/12/2019
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2019	Rs.0/-	07/12/2019
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Niranjan Suresh Bhatwal

To

M/s. Space India Builders through partner Vinay Prakash Singh

Schedule: Land bearing Survey no 60/5 admeasuring 300 sq. mtrs., survey no. 60/7 admeasuring 1400 sq. mt. Survey No. 60/11 admeasuring 600 sq. mt. Survey No. 56/2 admeasuring 1700 sq, mts. and Survey77/8 admeasuring 9130 sq. mt. lying and being situate at Village: **Dundre** Taluka **Panvel**, District **Raigad**

2020 – Entry Found

PVL-5-13418	Rectification Deed	20/12/2019
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2020	Rs.0/-	12/01/2020
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Niranjan Suresh Bhatwal

To

M/s. Space India Builders through partner Vinay Prakash Singh & Santosh Kumar Shetty

Schedule: Land bearing Survey no 60/5 admeasuring 300 sq. mtrs., survey no. 60/7 admeasuring 1400 sq. mt. Survey No. 60/11 admeasuring 600 sq. mt. Survey No. 56/2 admeasuring 1700 sq. mts. Survey No. 77/4B admeasuring 9130 sq. mt. and Survey 77/8 admeasuring 200 sq. mt. lying and being situate at Village: **Dundre** Taluka **Panvel**, District **Raigad**. Admeasuring 9330 sq. mtrs Document No. PVL-5-13024-2019 its rectification Deed.

2021 – NIL

2022 – Entry Found

PVL-3-7269	Supplementary Agreement	22/04/2022
2022	Rs.9320000/-	22/04/2022

Niranjan Suresh Bhatwal

To

M/s. Space India Builders through partner Vinay Prakash Singh

Schedule: Land bearing Survey No. 42/5 (old Survey nos. 60/5) admeasuring 300 sq. mtrs., Survey No. 42/7 (old survey no. 60/7) and admeasuring 1400 sq. mt. Survey No. 42/11 (Old Survey No. 60/11) admeasuring 600 sq. mt. Survey No. 31/4/B (Old Survey No. 77/4/B) admeasuring 200 sq. mts. and Survey No. 31/8 (Old Survey 77/8) admeasuring 5130 sq. mt lying and being situate at Village: **Dundre** Taluka **Panvel**, District **Raigad**. Admeasuring 9330 sq. mtrs

2023 – NIL

2024 – NIL

2025 – NIL

2026 – NIL/ SRO RECORDS ARE 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

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. CC/OC issued by the respective Municipal Corporation is in place; thus, we are of the opinion SARFAESI may be applicable on the Said Property, considering the Municipal Corporation might have issued permission for the respective usage. Request the lender to validate the same from the technical report and ensure the purpose of the land 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? **No. As per documents submitted before us**
- 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 favor of the loan applicant? **No. As per documents submitted before us**
- 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: **NOC for mortgage from Developer in favour 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: **NOC for mortgage from Developer in favour of ICICI-HFC**

5.20 Whether Search Report is obtained and submitted? **Search Report Attached**

Search Report Details: -

Search Conducted Years: 2014 to 2026

Name of the Advocate / Searcher: **Law Veritas West**

Search Report Date: 13/08/2026

Note: Status: Clear

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 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**.

Subject to what is stated hereinabove, we further certify that **Mr. Pratik Dilip Pawar** will have derived 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~~ **Mr. Pratik Dilip Pawar**

The following 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 disbursement of loan/at the time of disbursement of the loan: -

1. Original Registered Agreement for Sale to be executed by M/s Space India and Builders , Partnership firm in favor of **Mr Pratik Diip Pawar** respect of Said Property along with Stamp Duty receipt, Registration Receipt and Index II.
2. Original OCR Receipt issued by Develop in the name of **Mr. Pratik Dilip Pawar**

3. Original NOC to create Mortgage issued by **Developer** in favour of **ICICI HFC Limited**

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

1. Notice of Intimation to Sub- Registrar, intimating the equitable Mortgage in favour of ICICI HFC.

REMARKS (if any): -

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

Hetal
Sunit
Chikhal
Digitally signed
by Hetal Sunit
Chikhal
Date: 2026.09.04
15:40:17 +05'30'

**Authorized Signatory
Advocates and Legal Consultants**

**Law Veritas
West**
Simple Legal Solutions