



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: -	25/08/2026; 26/08/2026;27/08/2026; 10/09/2026
LV Ref. ID.	LVP-AUG-26-ICHF-162
Status of L.O. R	POSITIVE
Transaction Type	BALANCE TRANSFER AND TOP UP
LAN No:	77000336907

To
ICICI HOME FINANCE
PUNE MAIN

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of TULSHIRAM PARSHURAM PAWAR

PART I: PROPERTY DETAILS:

1. Name of the Applicant/Borrower/s: TULSHIRAM PARSHURAM PAWAR
2. Name of the Co-applicant/s: SWATI TULSHIRAM PAWAR
3. Type of Loan: BALANCE TRANSFER AND TOP UP
4. Purpose of Loan: BALANCE TRANSFER AND TOP UP
5. Name of the Property Owner/s: MR. TULSHIRAM PARSHURAM PAWAR AND MS. SWATI MARAUTI FARADE ALIAS MRS. SWATI TULSHIRAM PAWAR
6. Name of The Proposed Owner/S: NOT APPLICABLE
7. Description of the Property (with Boundaries):

Flat/Unit No. 713 admeasuring carpe area 23.66 square meters along with enclosed balcony area admeasuring 1.77 square meters and terrace area admeasuring 3.46 square meters on the 7th Floor in Building B1 situated in Project known as “Mantra City 360- Phase IV constructed on land bearing Survey No. 389/1/A (Old Survey No. 646) area admeasuring 5H 79R lying and being situated at Village Talegaon Dabhade, Taluka Maval District Pune and within the limits of Talegaon Dabhade Municipal Corporation and within the jurisdiction of Sub-registrar Maval (**Said Property**) and bounded as under:

Boundaries:

On or towards the East: By Building D1 Amenity Space
On or towards the South: By 9 meters internal road
On or towards the West: By Building C-1



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On or towards the North: By Water Channel (Said Land)

8. Nature / Status of the Property: FREEHOLD LAND

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 NA Order dated 07/12/2015 bearing Ref. No. JAMIN/ANA/SR/327/2015 issued by Collector Maual in favour of **Khalde Brothers**
2. Scanned Copy of Commencement Certificate dated 05/05/2017 bearing Ref. No. NANI/BAAP/KAVI/1/2062/17 issued by Talegaon Dabhade Nagarparishad in favour of **M/s Khalde Brothers.**
3. Scanned Copy of RERA Registration Certificate dated 28/07/2017 bearing Reg. No. P52100001457 issued by Maharashtra Real Estate Regulatory Authority in favour of **Mantra Island Homes LLP**
4. Scanned Copy of Additional Search Report dated 12/01/2018 issued by Advocate Dipti Nikhil Thaware in favour of **Mantra Island Homes Talegaon LLP**
5. Scanned Copy of Part Occupancy Certificate dated 03/01/2023 bearing Ref. No. 151684 issued by Talegaon Dabhade Municipal Council in favour of **M/s Khalade Brothers**
6. Scanned Copy of Registered Article of Agreement dated 30/07/2023 bearing Reg. No. MVL-2/8396/2023 executed by Mantra Island Homes Talegaon LLP (Formerly known as M/s Mantra Peaks) through its partners Mantra Properties and Developers Pvt. Ltd. through its director Rohit Ghanshyam Gupta (Promoters) with consent of M/s Khalade Brothers through POAH Mantra Island Homes Talegaon LLP (Formerly known as M/s Mantra Peaks) through its partners Mantra Properties and Developers Pvt. Ltd. through its director Rohit Ghanshyam Gupta (Consenting Parties) in favour of **Mr. Tulshiram Parshuram Pawar and Ms. Swati Marauti Farade alias Mrs. Swati Tulshiram Pawar.**
7. Scanned copy of Society Registration Certificate dated 13/02/2024 bearing Reg. No. PNA/MWL/HSG/TC/26702/2023-24 issued by the Deputy Registrar of Co-operative Societies wherein Society is formed in the name of **Mantra City 360 Building B-1 Co-operative Housing Society Limited.**
8. Scanned copy of Share Certificate No. 97 dated 15/08/2025 along with its reverse side remaining blank issued by Mantra City 360 Building B-1 Co-operative Housing Society Limited in the name of **Mr. Tulshiram Parshuram Pawar and Mrs. Swati Tulshiram Pawar**
9. Scanned Copy of Property Tax Bill dated 09/06/2026 issued by Talegaon Municipal Council in favour of **Tulshiram Parshuram Pawar**
10. Scanned Copy of Electricity Bill dated 10/08/2026 issued by MSEDCL in favour of **Tulshiram Parshuram Pawar**



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

1. We have perused aforesaid documents and we find that All piece & parcels of land bearing **Survey No. 389/1/A** (Old Survey No. 646) area admeasuring 5H 79R lying and being situated at Village Talegaon Dabhade, Taluka Maval District Pune and within the limits of Talegaon Dabhade Municipal Corporation and within the jurisdiction of Sub-registrar Maval (**Said Land**)
2. We further find from the **Online 7/12** extract in respect of Survey no. 389/1/A appears to be Class 1 Land and the same has been closed

[illegible]

3. We further find that **NA Order** dated 07/12/2015 bearing Ref. No. JAMIN/ANA/SR/327/2015 issued by Collector Maval in favour of **Khalde Brothers** in respect of Said Land for **Residential Purpose** subject to the terms and conditions mentioned therein
4. We further find from the recitals that **Registered Development Agreement and Power of Attorney** dated 12/01/2016 bearing Reg. No. 121/2016 and 122/2016 executed by M/s Khalade Brothers in favour of **Mantra Island Homes Talegaon LLP** wherein land owners assigned development rights in respect of Said Land for consideration and upon the terms and conditions.
5. We further find that **Commencement Certificate** dated 05/05/2017 bearing Ref. No. NANI/BAAP/KAVI/1/2062/17 issued by Talegaon Dabhade Nagarparishad in favour of **M/s Khalde Brothers** wherein permission was granted to carry out development of Residential Building on the Said Land subject to the terms and conditions mentioned therein
11. We further find that **RERA Registration Certificate** dated 28/07/2017 bearing Reg. No. P52100001457 issued by Maharashtra Real Estate Regulatory Authority in favour of **Mantra Island Homes LLP** for the project known as “**Mantra City 360 Phase 04**”.
 - **Project Completed on – 01/07/2024**
 - As per information available on RERA Website, **we have not found any pending litigations on the Said Land**

Litigation Details

Is there any litigation against this proposed project : No

- As per information available on RERA Website, we have found that Said Land is free from all encumbrances except the loan of State Bank of India

Subject – Encumbrances details of project “Mantra City 360” situated at Survey No. 389/1A, Village Talegaon, Tal. Maval, District Pune

Sir,

We are uploading our project “Mantra City 360” situated at Survey No. 389/1A, Village Talegaon, Tal. Maval, District Pune on RERA website. Regarding that we want to inform RERA authorities that no any litigation is pending in any court in respect of said property and apart from Mortgage Deed dt. 15/10/2016 registered at the office of Joint Sub registrar of Lonavala vide registration no. 3342/2016, in favour of State Bank of India, Commercial Branch, Senapati Bapat Road, Pune, we have not availed any other Loan from any Bank, Financial Institution, Pat Sanstha, or Person, for purchase of the said land or for construction of buildings on the said property.

Mantra Island Homes Talegaon LLP

- We further find that **Additional Search Report** dated 12/01/2018 issued by Advocate Dipti Nikhil Thaware in favour of **Mantra Island Homes Talegaon LLP** wherein it is opined that the title of Said Land is clean and clear. Note: We have placed reliance upon the same for the title of Owner/Developer
- We further find that **Part Occupancy Certificate** dated 03/01/2023 bearing Ref. No. 151684 issued by Talegaon Dabhade Municipal Council in favour of **M/s Khalade Brothers** for 1st to 11th Floors constructed on the Said Land subject to the terms and conditions mentioned therein
- We further find that **Registered Article of Agreement** dated 30/07/2023 bearing Reg. No. MVL-2/8396/2023 executed by Mantra Island Homes Talegaon LLP (Formerly known as M/s Mantra Peaks) through its partners Mantra Properties and Developers Pvt. Ltd. through its director Rohit Ghanshyam Gupta (Promoters) with consent of M/s Khalade Brothers through POAH Mantra Island Homes Talegaon LLP (Formerly known as M/s Mantra Peaks) through its partners Mantra Properties and Developers Pvt. Ltd. through its director Rohit Ghanshyam Gupta (Consenting Parties) in favour of **Mr. Tulshiram Parshuram Pawar and Ms. Swati Maruti Farade alias Mrs. Swati Tulshiram Pawar** related to Said Property for consideration and upon the terms and conditions mentioned therein.
- We further find that **Society Registration Certificate** dated 13/02/2024 bearing Reg. No. PNA/MWL/HSG/TC/26702/2023-24 issued by the Deputy Registrar of Co-operative Societies wherein Society is formed in the name of **“Mantra City 360 Building B-1 Co-operative Housing Society Limited”**, under Maharashtra Co-operative Societies Act, 1960 (**Said Society**)
- We further find that **Share Certificate No. 97** dated 15/08/2025 along with its reverse side remaining blank issued by Mantra City 360 Building B-1 Co-operative Housing Society Limited in the name of **Mr. Tulshiram Parshuram Pawar and Mrs. Swati Tulshiram Pawar** and allotted 10 fully paid up shares of Rs. 50/- each numbered from 961 to 970. (**Said Shares**)
- We further find **Property Tax Bill** dated 09/06/2026 issued by Talegaon Municipal Council in favour of **Tulshiram Parshuram Pawar** related to the said property.
- We further find that **Electricity Bill** dated 10/08/2026 issued by MSEDCL in favour of **Tulshiram Parshuram Pawar** related to the said property.



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13. We further find that **System Generated LOD** dated 09/09/2026 issued by Axis Bank in the name of **Tulshiram Parshuram Pawar** depositing original title deeds of the Said Property.

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.

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

Status: Clear Search subject To No Dues Letter from BT Bank

Ref: Investigation title of the property situated at **Flat No. 713 on 7th Floor, in Building B1** situated in Project known as “**Mantra City 360- Phase IV**”, constructed on Land bearing **Survey No. 389/1/A (Old Survey No. 646)**, lying and being situated at Village **Talegaon Dabhade**, Taluka **Maval & District Pune**.

TULSHIRAM PARSHURAM 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 **Maval** S.R.O Record from the year 2014 to 2026 (13 Years) During the course of my searches the following details were found.

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

2014 – NIL

2015 – Entry Found

MVL-2-5604	Conveyance Deed	23/09/2015
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2015	Rs. 91596000/-	23/09/2015
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Bhaskar Dattatray Khalde & others

To

M/s Khelde Brothers Through Partner Yadvendra Dattatray Khalde & others

Scheduled: land bearing **Survey No.389/1/A (old Survey no.646)**, lying being and situated At Village **Talegaon Dabhade**, Taluka **Maval & District Pune**. Admeasuring area 5.7900 H.R.

MVL-2-5935	Release Deed	15/10/2015
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2015	Rs.0/-	15/10/2015
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Sandhya Sudhakar Shirke & Shila Prabhakar Shirke



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To

Mukund Pandharinath Khalde & Suresh Pandharinath Khalde

Scheduled: land bearing **Survey No.389/1/A (old Survey no.646)**, lying being and situated At Village **Talegaon Dabhade**, Taluka **Maval & District Pune**. Admeasuring area 6.6100 H.R.

MVL-2-6354	Release Deed	04/11/2015
2015	Rs.0/-	04/11/2015

Bhaskar Dattatray Khalde & others

To

Mukund Pandharinath Khalde & Suresh Pandharinath Khalde

Scheduled: land bearing **Survey No.389/1/A (old Survey no.646)**, lying being and situated At Village **Talegaon Dabhade**, Taluka **Maval & District Pune**. Admeasuring area 0.4100 hectares.

MVL-2-6355	Release Deed	04/11/2015
2015	Rs.0/-	04/11/2015

Bhaskar Dattatray Khalde & others

To

Madhusudan Vishwanath Khalde & Chandrabhan Vishwanath Khalde & Sunil Vishwanath Khalde

Scheduled: land bearing **Survey No.389/1/A (old Survey no.646)**, lying being and situated At Village **Talegaon Dabhade**, Taluka **Maval & District Pune**. Admeasuring area 0.41 hectare.

2016 – NIL		
LVL-121	Agreement	12/01/2016
2016	Rs.100000000/-	12/01/2016

M/s Khelde Brothers partnership Sanstha Through Partner Yadvendra Dattatray Khalde & others

To

M/s Mantra Picks Partnership Sanstha Through Partner Vishal Nandlal Gupta Through attorney Sunil Bhagchand Mittal

Scheduled: land bearing **Survey No.389/1/A (old Survey no.646)**, **Survey No.389/1/B** lying being and situated At Village **Talegaon Dabhade**, Taluka **Maval & District Pune**. Admeasuring area 57868 Sq. Mt.



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LVL-3342	Mortgage Deed	15/10/2016
2016	Rs.200000000/-	17/10/2016

M/s Mantra Island Homes Talegaon LLP (Formerly Known as M/s Mantra Picks) Through Partner Vishal Nandlal Gupta Through attorney Sunil Bhagchand Mittal & M/s Khelde Brothers Through ATTORNEYM/s Mantra Island Homes Talegaon LLP (Formerly Known as M/s Mantra Picks) Through Partner Vishal Nandlal Gupta Through attorney Sunil Bhagchand Mittal

To

State Bank of India Commercial Branch

Scheduled: land bearing **Survey No.389/1/A** lying being and situated At Village **Talegaon Dabhade**, Taluka **Maval &** District **Pune**. Admeasuring area 20815.09 Sq. Mt.

2017 – NIL		
2018 – NIL		
MVL-2-4450	Mortgage Deed	27/06/2018
2018	Rs.300000000/-	29/06/2018

Mantra Island Homes Talegaon LLP Through Partner Vishal Nandlal Gupta Through attorney Sunil Bhagchand Mittal & M/s Khelde Brothers Through ATTORNEYM/s Mantra Island Homes Talegaon LLP Through Partner Vishal Nandlal Gupta Through attorney Sunil Bhagchand Mittal

To

State Bank of India Commercial Branch

Scheduled: land bearing **Survey No.389/1/A Plt No. A, B, C** lying being and situated At Village **Talegaon Dabhade**, Taluka **Maval &** District **Pune**. Admeasuring area 40408.8 Sq. Mt.

2019 – Entry Found		
MVL-2-5166	Lease Deed	08/07/2019
2019	Rs.0/-	08/07/2019

Maharashtra State Electricity Distribution Co. Ltd through Deputy Executive Engineer Rajendra Baliram Gore

To

Mantra Iceland Homes Talegaon LLP & Mantra Partnership Firm through Director Rohit Ghanshyam Gupta through attorney Mukesh Bansal



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Scheduled: Land bearing **Survey Number : 389/1A, 389/1B**, lying being and situated At Village **Talegaon Dabhade**, Taluka **Maval & District Pune**. Admeasuring area 78 square meters.

2020 – NIL

MVL-2-2794	Further Charge	06/07/2020
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2020	Rs.46900000/-	13/07/2020
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Mantra Island Homes Talegaon LLP Through Partner Rajan Satish Gupta Through attorney Sunil Bhagchand Mittal & M/s Khelde Brothers Through attorney M/s Mantra Island Homes Talegaon LLP Through Partner Rajan Satish Gupta Through attorney Sunil Bhagchand Mittal

To

State Bank of India Commercial Branch

Scheduled: land bearing **Survey No.389/1/A Plot No. C** lying being and situated At Village **Talegaon Dabhade**, Taluka **Maval & District Pune**. Admeasuring area 19593.71 Sq. Mt.

2021 – Entry Found

MVL-2-3475	Lease Deed	26/03/2021
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2019	Rs.1/-	27/03/2021
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M/s Khalde Brothers a partnership firm through partner Mantra Properties and Developers Pvt Ltd through Director Shri Rajan Satish Gupta through Mukesh Bansal

To

Mantra Island Homes Talegaon LLP (May Mantra Pix) Partnership Firm through Partner Mantra Properties and Developers Pvt Ltd through Director Shri Rajan Satish Gupta through attorney Mukesh Bansal

Scheduled: land bearing **Survey Number: 389/1A, 389/1B**, lying being and situated At Village **Talegaon Dabhade**, Taluka **Maval & District Pune**. Admeasuring area 1000 square meters.

2022 – NIL

MVL-2-560	Further Charge	17/01/2022
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2022	Rs.23500000/-	17/01/2022
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Mantra Island Homes Talegaon LLP Through Partner Rajan Satish Gupta Through attorney Sunil Bhagchand Mittal & M/s Khelde Brothers Through attorney M/s Mantra Island Homes Talegaon LLP Through Partner Rajan Satish Gupta Through attorney Mukesh Bansal

To



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State Bank of India Commercial Branch

Scheduled: land bearing **Survey No.389/1/A Plot No. C** lying being and situated At Village **Talegaon Dabhade**, Taluka **Maval & District Pune**. Admeasuring area 19593.71 Sq. Mt.

2023 – NIL		
MVL-2-5795	Reconveyance Deed	04/05/2023
2023	Rs.0/-	10/05/2023

Mantra Island Homes Talegaon LLP Through Partner Rajan Satish Gupta & M/s Khelde Brothers Through Attorney M/s Mantra Island Homes Talegaon LLP Through Partner Rajan Satish Gupta

To

State Bank of India Commercial Branch Through Amochand Bujurge

Scheduled: land bearing **Survey No.389/1/A Plot No. A, B, C** lying being and situated At Village **Talegaon Dabhade**, Taluka **Maval & District Pune**. Admeasuring area 19593.71 Sq. Mt. (Mortgage of Document No LVL/3342/2016 dated 17/10/2016 & Document No MVL-2/4450/2018 dated 13/07/2018 & Document No MVL-2/2794/2020 dated 13/07/2020 & Document No MVL-2/560/2022 dated 17/01/2022 its Reconveyance)

MVL-2-8396	Agreement to sell	30/06/2023
2023	Rs.1599065/-	03/07/2023

M/s Mantra Island Homes Talegaon LLP (May Mantra Pix) Partnership Firm through Partner Mantra Properties and Developers Pvt Ltd through Director Rohit Ghanshyam Gupta through attorney Prithviraj Ravindra Sonawane

To

Tulshiram Parashuram Pawar & Swati Maruti Farade alias Swati Tulshiram Pawar

Scheduled: Flat No. 713 on 7th Floor, in Building B1 situated in Project known as “Mantra City 360-Phase IV”, constructed on Land bearing **Survey No. 389/1/A (Old Survey No. 646)**, lying and being situated at Village **Talegaon Dabhade**, Taluka **Maval & District Pune**. Admeasuring area 23.66 square meters.

2024 – NIL		
2025 – Entry Found		
MVL-2-3960	Conveyance Deed	29/03/2025
2025	Rs.0/-	29/03/2025



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Mantra Island Homes Talegaon LLP (May Mantra Pix) Partnership Firm through Partner Mantra Properties and Developers Pvt Ltd through Director Rohit Ghanshyam Gupta through attorney Prithviraj Ravindra Sonawane

To

Mantra Island Homes Talegaon LLP and Mantra City 360 Building B-1 Co-operative Housing Society Limited through Chairman Sunil Bhagirath Naik & others

Scheduled: 152 flats in Society known as “**Mantra City 360 Building B 1, Cooperative Housing Society Limited**”, constructed on Land bearing **Survey No. 389/1/A (Old Survey No. 646)**, lying and being situated at Village **Talegaon Dabhade**, Taluka **Maval** & District **Pune**. Admeasuring area 4920.41 sq.m. (Flat No. 809 and 810 are in the refuge area).

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, as per the documents produced before us**
- 5.2 Whether any property/ies intend to be given as security is subject to any minor's claim/share? **No, as per the documents produced before us**
- 5.3 Whether the property is affected by any revenue and tenancy regulations; if yes then to what extent? **No, as per the documents produced before us**
- 5.4 Whether the user land has been converted into Non-Agricultural for Residential use by the order of the competent Authority – **NA Order dated 07/12/2015 bearing Ref. No. JAMIN/ANA/SR/327/2015 issued by Collector Maval in favour of Khalde Brothers in respect of Said Land for Residential Purpose subject to the terms and conditions mentioned therein**
- 5.5 Whether up to date tax/land revenue has been paid in respect of the property? **Property Tax Bill dated 09/06/2026 issued by Talegaon Municipal Council in favour of Tulshiram Parshuram Pawar**



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- 5.6 Whether all original documents for last 13/30 years have been scrutinized; if not give reasons?
Please refer at the time of Vetting.
- 5.7 Whether required documents are available for creating mortgage? **Yes, as per the documents produced before us**
- 5.8 Whether all the previous owners of the property had the right and competency to transfer the property? **Yes, as per the documents produced before us**
- 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, as per the documents produced before us**
- 5.12 Whether the land /property are joint family property? **No, as per the documents produced before us**
- 5.13 Whether SARFAESI Act applicable? **Yes, as per the documents produced before us**
- 5.14 Is land/property/flat being subject to any reservations /acquisitions/requisitions? **No, as per the documents produced 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? **No, as per the documents produced 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 issued by Society in favor of ICICI HFC LIMITED**
- 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**
Whether Search Report is obtained and submitted? **SRO Search Report Attached**
Search Report Details: - **MH009051165202627U**
Search Conducted Years: **2014 To 2026**
Name of the Advocate / Searcher: **Indus Legal**
Search Report Date: **26/08/2026**
Note: **Clear**

PART VI: CERTIFICATE:



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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.

We further certify that **MR. TULSHIRAM PARSHURAM PAWAR AND MS. SWATI MARAUTI FARADE ALIAS MRS. SWATI TULSHIRAM PAWAR** has 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 of **TULSHIRAM PARSHURAM PAWAR AND SWATI TULSHIRAM 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 disbursal of loan/at the time of disbursement of the loan: -

1. Original latest LOD from **BT Bank- Axis Bank**
2. Original Share Certificate No. 97 issued by Society in the name of **Current Owner.(Since not mentioned in LOD)**

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

1. Original Registered Article of Agreement dated 30/07/2023 bearing Reg. No. MVL-2/8396/2023 executed by Mantra Island Homes Talegaon LLP (Formerly known as M/s Mantra Peaks) through its partners Mantra Properties and Developers Pvt. Ltd. through its director Rohit Ghanshyam Gupta (Promoters) with consent of M/s Khalade Brothers through POAH Mantra Island Homes Talegaon LLP (Formerly known as M/s Mantra Peaks) through its partners Mantra Properties and Developers Pvt. Ltd. through its director Rohit Ghanshyam Gupta (Consenting Parties) in favour of **Mr. Tulshiram Parshuram Pawar and Ms. Swati Maruti Farade alias Mrs. Swati Tulshiram Pawar** along with Registration Receipt, Stamp Duty Paid Challan and Index II
2. Original No Dues letter from **BT Bank- Axis Bank**
3. Original NOC for Mortgage issued by Society in favor of **ICICI HFC LIMITED**
4. Notice of Intimation to Sub- Registrar, intimating the equitable Mortgage in favour of **ICICI HFC LIMITED.**

REMARKS (if any): -

Note:



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.;

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 Rajesh
Prajapati

Digitally signed by
Hetal Rajesh Prajapati
Date: 2026.09.10
15:03:58 +05'30'

AUTHORIZED SIGNATORY
Advocates and Legal Consultants

Law Veritas
West
Simple Legal Solutions