



LEGAL SCRUTINY REPORT

Application No: 77000344803

Date: 18/09/2026

To

ICICI Home Finance Ltd.

Vasai.

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of Ms. Priyanka Shatrughna Jha.

PART I: PROPERTY DETAILS:

1. Name of the Applicant/Borrower/s: **Ms. Priyanka Shatrughan Jha.**
2. Name of the Co-applicant: **Mr. Shatrughan Jha.**
3. Type of Loan: Home Loan
4. Purpose of Loan: Resale
5. Name of the Property Owners: **Lata Patney & Priya Patney.**
6. Description of the Property (with Boundaries):

Flat No. 705 admeasuring 33.88 sq. mtrs. Carpet Area on the Seventh floor in 'C' Wing, building No. 9 known as "Brooklyn Park Phase III" in the society known as "Brooklyn Park A to I Wing (9 Wings) Co-operative Housing Society Limited" in the complex known as "Ekta Parksville" constructed on land bearing Survey No. 14 (Old Survey No. 438), Hissa No. 1, 4, 31, 32, Survey No. 69 (Old Survey No. 173) Hissa No. 1, 2, 3, 6, Survey No. 70 (Old Survey No. 174) Hissa No. 3, 6, Survey No. 71 ((Old Survey No. 173) Hissa No. 4 lying, being and situate at Village Dongare, Taluka Vasai and District Palghar. ("said Flat")

Boundaries- For Flat-Not Applicable

7. Nature / Status of the Property: **Freehold**
8. Type of Property: Residential.

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

[Photocopies are provided to us]



1. Draft Agreement for Sale proposed to be executed between Lata Patney & Priya Patney as the ‘Vendors’ and Priyanka Shatrughan Jha as the ‘Purchaser’;
2. Agreement for Sale dated 21/08/2017 registered with the Joint Sub – Registrar of Assurances Vasai 5 under Serial No. VSI 5 – 6014/2017 executed between M/s. Ekta Parksville Homes Private Limited as the ‘Promoter’ and Lata Patney & Priya Patney as the ‘Allottee’;
3. Power of Attorney dated 25/05/2012 registered with the Joint Sub – Registrar of Assurances Borivali 7 under Serial No. BDR 16 – 4744/2012 executed by M/s. Ekta Parksville Homes Private Limited through Partner Mr. Savio D’mello in favour of Mr. Satish Sharma, Mr. Kapil Sharma, Mr. Jaydeep Kolage, Mr. Harshvardhan Koli & Mr. Vijay Gawali.
4. Occupation Certificate dated 27/07/2023 bearing No. VVCMC/TP/OC/VP-0880/42/2023-24 issued by Vasai Virar City Municipal Corporation in respect of building No. 9 of Sector III consisting of Wing C comprising of stilt/plinth + 12 floors and interalia other buildings constructed on the said Land.
5. Revised Development Permission dated 15/05/2014 bearing No. VVCMC/TP/RDP/VP-0880/037/2014-15 issued by Vasai Virar City Municipal Corporation in respect of building No. 9 of Sector III consisting of Wing C comprising of stilt/plinth + 12 floors and interalia other buildings constructed on the said Land.
6. Revised Development Permission and commencement certificate dated 05/07/2010 bearing No. CIDCO/VVSR/RDP/BP-4486/W/801 issued by City and Industrial Development Corporation of Maharashtra Limited in respect of building No. 9 of Sector III consisting of stilt/plinth + 12 floors constructed on the said Land.
7. Commencement Certificate dated 05/07/2010 bearing No. CIDCO/VVSR/RDP/BP-4486/W/853 issued by City and Industrial Development Corporation of Maharashtra Limited in respect of building No. 9 of Sector III consisting of stilt/plinth + 12 floors constructed on the said Land.
8. NOC for obtaining NA Permission dated 28/05/2009 bearing No. CIDCO/VVSR/NAP & CC/BP-4486/4002 issued by City and Industrial Development Corporation of Maharashtra Limited in respect of building constructed on the said Land.
9. NA Order dated 22/11/2007 bearing No. MAHSUL/K-1/T-9/NAP/SR-107/2007 issued by Collector of Thane in respect of land bearing Survey No. 70 Hissa No. 6 and interalia other land.
10. Society Registration certificate dated 07/11/2023 bearing No. PLA/VSI/HSG/(TC)/2141/YEAR 2023 issued under the provisions of Maharashtra Co-operative Society Act, 1960 in the name of Brooklyn Park A to I Wing (9 Wings) Co-operative Housing Society Limited.
11. 7/12 extract in respect of land bearing Survey No. 14 Hissa No. 1, 4, 21, 32, Survey No. 69 Hissa No. 1, 2, 3, 6, Survey No. 70 Hissa No. 3, 6, Survey No. 71 Hissa No. 4 of Village – Dongare;
12. Project Registration Certificate dated 05/07/2017 bearing no. P99000000148 issued by the Maharashtra Real Estate Regulatory Authority in respect of Project known as Brooklyn Park Phase III;



13. Report on Title dated 14/10/2022 issued by Wadia Ghandy & Co. Advocate and Solicitors in respect of said Flat.

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

Further, the Agreement for Sale dated 10/12/2024 for Sale and other documents provided to us, it appears that-

1. Prior to the year 2011, Housing Development and Infrastructure Limited (**“HDIL”**) became entitled to all those pieces and parcels of land of Village Dongare, Bolinj & Chikal Dongare of Taluka Vasai and District Palghar (**“said Larger Land”**).
2. By a Development Agreement dated 03/07/2011 registered with the Sub-registrar of Assurances Vasai under Serial No. VSI 2 – 9547/2011, HDIL agreed and assigned FSI admeasuring 3,65,547 sq. ft. Built up area of land bearing Survey No. 14 (Old Survey No. 438), Hissa No. 1, 4, 31, 32, Survey No. 69 (Old Survey No. 173) Hissa No. 1, 2, 3, 6, Survey No. 70 (Old Survey No. 174) Hissa No. 3, 6, Survey No. 71 ((Old Survey No. 173) Hissa No. 4 lying, being and situate at Village Dongare, Taluka Vasai and District Palghar (**“said Land”**) in favour of Ekta Parksville Homes Private Limited (**“said Promoter”**) upon the terms and conditions mentioned therein.
3. Further by a Supplemental Agreement dated 28/03/2013 registered with the Sub-registrar of Assurances Vasai under Serial No. VSI 2 – 2928/2013, HDIL sold to an additional FSI admeasuring 4026.11 sq. ft. Built up area of the said Land in favour of said Promoter upon the terms and conditions mentioned therein.
4. The said Promoter constructed building No. 9, Wing ‘C’ known as “Brooklyn Park Phase III” (**“said Building”**) comprising of Ground + 12 uppers floors on the said Land.
5. By an Agreement for Sale dated 21/08/2017 registered with the Joint Sub – Registrar of Assurances Vasai 5 under Serial No. VSI 5 – 6014/2017, said promoter sold the said Flat to Lata Patney & Priya Patney upon the terms and conditions mentioned therein.
6. Present borrower i.e. Priyanka Shatrughan Jha intends to purchase the said Flat in favour of Lata Patney & Priya Patney.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

1. Priyanka Shatrughan Jha intends to purchase the said Flat in favour of Lata Patney & Priya Patney. Copy of Agreement for Sale proposed to be executed between Lata Patney & Priya Patney as the “Vendors” and Priyanka Shatrughan Jha as the “Purchaser” is provided to us;
2. Agreement for Sale dated 21/08/2017 registered with the Joint Sub – Registrar of Assurances Vasai 5 under Serial No. VSI 5 – 6014/2017 executed between M/s. Ekta Parksville Homes Private Limited as the “Promoter” and Lata Patney & Priya Patney as the ‘Allottee’.



PART V: OTHER PROVISIONS:

1. Whether provisions of urban land ceiling act are applicable? **As per the documents provided to us, No.**
2. Whether any property/ies intend to be given as security is subject to any minor's claim/share? **As per the documents provided to us, No.**
3. Whether the property is affected by any revenue and tenancy regulations; if yes then to what extent? **As per the documents provided to us, No.**
4. Whether the user land has been converted into Non-Agricultural for Residential use by the order of the competent Authority? **To be ascertained.**
5. Whether up to date tax/land revenue has been paid in respect of the property? **To be ascertained.**
6. Whether all original documents for last 13/30 years have been scrutinized; if not give reasons? **No, photocopy is provided to us.**
7. Whether required documents are available for creating mortgage? **Yes, subject to what is stated herein and receipt of documents mentioned below.**
8. Whether all the previous owners of the property had the right and competency to transfer the property? **Yes, subject to what is stated herein and receipt of documents mentioned below.**
9. Whether the proposed mortgage by deposit of title deeds is possible? **Yes, subject to what is stated herein and receipt of documents mentioned below.**
10. What is the tenure of the land; if it is leased? **Not Applicable. Land is freehold.**
11. Whether the land is Adivasi (tribal) land? **No**
12. Whether the land /property are joint family property? **No.**
13. Whether SARFAESI Act applicable? **Yes.**
14. Is land/property/flat being subject to any reservations /acquisitions/requisitions? **No.**
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.**
16. Whether the said POA holder has/had authority to sell the property under POA? **NA**
17. Whether POA as recorded in 5.15 is registered? **NA**
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- **Permission to Mortgage issued by Society be provided to us.**
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. **NA**

20. Whether Search Report is obtained and submitted?

Search Report Details: - The SRO Search Report dated 08/09/2026 issued by Rashmi Tank is annexed herein.

Search Conducted Years: 2014-2026

Name of the Search clerk: Rashmi Tank

Search Report Date: 08/09/2026

Note: NIL

PART VI: CERTIFICATE:

In view of the foregoing, we certify that the title deeds intended to be deposited, relating to the property and offered as security by way of equitable mortgage and the documents of title referred to above are perfect 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 subject to execution and registration of an Agreement for Sale in favour of Priyanka Shatrughan Jha, what is stated herein and technical approval on the said Flat being an authorized construction, the title Priyanka Shatrughan Jha is valid, clear, marketable and unencumbered over the said Flat.

The mortgage if created will be available to ICICI HFCL for the liability of the Borrowers i.e. Priyanka Shatrughan Jha. The following original documents to be collected by ICICI HFCL for creation of Equitable mortgage of the said Flat: -

Following documents needs to be submitted prior to disbursal of loan/at the time of disbursement of the loan: -

1. Original Agreement for Sale duly executed between Lata Patney & Priya Patney as the 'Vendors' and Priyanka Shatrughan Jha as the "Purchaser" registered with the local sub-registrar along with original registration receipt and Index-II.
2. Original Agreement for Sale dated 21/08/2017 registered with the Joint Sub – Registrar of Assurances Vasai 5 under Serial No. VSI 5 – 6014/2017 executed between M/s. Ekta Parksville Homes Private Limited as the "Promoter" and Lata Patney & Priya Patney as the 'Allottee' alongwith original registration receipt and Index-II.
3. Original Share certificate issued by Brooklyn Park A to I Wing (9 Wings) Co-operative Housing Society Limited in respect of said Flat. *(as and when issued)*
4. Original NOC for Sale issued by Piramal Finance Limited through its debenture trustee being IDBI Trusteeship Services Limited in respect of the said Flat.
5. Original Permission to Mortgage issued by Society in favour of ICICI Home Finance Company Limited in respect of the said Flat and also stating clarifications in respect of non-issuance of share



certificate and stating that said Flat is free from encumbrance, charge, lien, litigation, claims of the third party.

6. Photocopy of Occupation Certificate dated 27/07/2023 bearing No. VVCMC/TP/OC/VP-0880/42/2023-24 issued by Vasai Virar City Municipal Corporation in respect of building No. 9 of Sector III consisting of Wing C comprising of stilt/plinth + 12 floors and interalia other buildings constructed on the said Land.
7. Photocopy of latest utility bills /receipts i.e., property tax, electricity, maintenance in respect of the said Flat.

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

1. Notice of Intimation filed with the local Sub Registrar of Assurances in respect of charge over the said Flat.

REMARKS: - NIL.

QUALIFICATIONS AND ASSUMPTIONS:

This Report is given subject to the following qualifications:

1. We have presumed that the document as shown to us are true copies of original and final and have not been further amended or modified in any manner.
2. Save and except the documents mentioned in Part II (List of documents provided) we have not been provided with any other documents
3. This opinion does not extend to any oral amendment (s) of any term of the aforementioned document, which may be amended orally by the parties and substantiated by their conduct despite provisions in the aforementioned document to the contrary;
4. This opinion does not cover any discussion on any Litigation, suits etc. filed in any Court in respect of the said Property.
5. It may be pertinent to note that searches at the office of the Sub-Registrar of Assurance are based on report, annexed with this report, in respect of paid searches carried out by the searcher on official IGR website and we solely rely upon the same.
6. We have not been instructed to issue any Public Notice in any newspaper in respect of said Property.
7. This opinion is solely for the benefit of the addressee and may be relied upon by potential syndicate lenders and can be shared with them for advisory purpose only. However, the same is not referred to and relied upon by any other person Whomsoever without our written consent.
8. Please note that our scope of services excludes any physical inspection of the said ` / Gala and our report is based on examination of document and these searches carried out on the title. It is recommended that the physical possession of said Property is verified.



9. In case of under construction projects, share certificate and occupation certificate must be deposited as and when received.
10. Unless specifically required by the Client and agreed by us we express no opinion/ view on consumed, current or potential user, zoning, reservations, development and F.S.I sanctioned/consumed related approvals including environmental sanction pertaining to the said Property which should form part of valuer/ architect's report.

It may be noted that we have not commented upon the title of the developer in respect of the said Property.

Place: Vasai.

Date: 18th September 2026

Valentina
Digitally signed
by Valentina
a Kishor
Kishor George
Date:
George
2026.09.18
15:31:35 +05'30'

For Manish N. Rajani

Managing Partner

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