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Ref. – 26/HHFL/LSR/KOP/AUG/-

Date – 25/08/2026

Legal Scrutiny Report

Dear Sir / Madam,

Subject :- Legal Scrutiny Report in respect of the file of Mrs. Apurva Shubham Pawar and Mr. Subham Kisan Pawar.

Date of Legal Initiation	24/08/2026.
Application No.	MH/KLP/KLPR/A000003852.
Name of Applicant	Mrs. Apurva Shubham Pawar.
Name of Co – Applicant/s	Mr. Shubham Kisan Pawar.
Relationship between Applicant and Co– Applicant/s	Wife – Husband.
Purpose of Loan	Home Loan (Existing Purchase).
Lead amount	
The property is found / proposed to be found in whose name?	<u>Present Owners</u> – Mr. Chandrakant Balwant Angapurkar & Mrs. Rohini Chandrakant Angapurkar. <u>Proposed Purchasers</u> – Mrs. Apurva Shubham Pawar & Mr. Subham Kisan Pawar.

PART-I : DESCRIPTION AND SCHEDULE OF THE CONCERNED PROPERTY :-

All that piece and parcel of a residential use Flat Unit No. 202, having RERA Carpet area admeasuring 38.95 Sq. Mtrs., along with Enclosed Balcony area admeasuring 3.36 Sq. Mtrs., adjoining Terrace area admeasuring 4.45 Sq. Mtrs. & Utility Space area admeasuring 2.20 Sq. Mtrs., and having Built-up area admeasuring 42.07 Sq. Mtrs. as per the approved Building Construction Plan as per the KMC Rules, situated on the Second Floor, and along with a Car Parking Space No. 7 admeasuring 8.00 Sq. Mtrs., situated on the Stilt Floor, of a multi-storied residential use building known as ‘Ace Residency’, constructed on a non-agricultural (residential) use Plot No. 14 (erstwhile Plot Nos. 14 & 15), totally admeasuring 499.22 Sq. Mtrs., situated in a Plotting Scheme carried out

on a portion of land admeasuring 4000.00 Sq. Mtrs. out of R. S. No. 1159, Hissa No. B/3/1, totally admeasuring H. 01-20.00 Are, having R. S. No. 1159/B/3/1/Paiki/Plo/Nam/14 (PU-ID No. 22058152708) as per the online 7/12 extract, situated within the local limits of Kolhapur Municipal Corporation, at A Ward, Kasaba Karveer, Phulewadi Ring Road Area, Kolhapur and the said Flat Unit No. 202 is bounded on or towards –

Boundaries As Per The Registered Sale Deed	
North	Lift and Passage.
South	Front Side Margin.
East	Side Margin.
West	Flat Unit No. 201.

The said Flat Unit No. 202 along with 05.21% undivided share and interest in the land, construction and the general and common areas and facilities provided in the said 'Ace Residency' as mentioned in detail in the Deed of Declaration dated 13/10/2020 which is registered on the same day at Doc. Reg. No. KVN-2/4314/2020.

(The description of property mentioned above is incorporated from the documents produced before me and mentioned below in detail at Part – II.)

PART-II : LIST OF DOCUMENTS SCRUTINSED BY ME :-

Sr. No.	Date	Name Of The Documents (Details)	Whether Original / Photocopy
(1)	25/08/2026	7/12 extract of R. S. No. 1159/B/3/1/Paiki/Plo/Nam/14, situated at village Karveer, Tal. Karveer, Dist. Kolhapur, having PU-ID No. 22058152708, perused online on the official portal of the said department under the 'View Only Module'.	Online Record
(2)	25/06/2025	Digitally signed 7/12 extract of R. S. No. 1159/B/3/1/Paiki/Plo/Nam/14, situated at village Karveer, Tal. Karveer, Dist. Kolhapur, having PU-ID No. 22058152708.	Computer Print
(3)	---	Draft of Deed of Apartment (Sale Deed) in respect of the aforesaid property, proposed to be executed by Mr. Chandrakant Balwant	Computer Print

		Angapurkar and Mrs. Rohini Chandrakant Angapurkar in favour of Mrs. Apurva Shubham Pawar and Mr. Subham Kisan Pawar.	
(4)	29/05/2025	Deed of Apartment (Sale Deed) in respect of the aforesaid property, dated 29/05/2025, executed by Mrs. Meena Tanaji Kamble in favour of Mr. Chandrakant Balwant Angapurkar and Mrs. Rohini Chandrakant Angapurkar, which is registered at Doc. Reg. No. KVN-3/4096/2025, along with its RR No. 4577 and Index-II copy.	Photostat Copy
(5)	19/12/2015	Development Agreement in respect of the aforesaid property, dated 18/12/2015, executed by Mrs. Leelavati Govindrao Ardalkar in favour of M/s Ace Infra, a Partnership Firm, represented by its Partners – Mr. Sagar Arvind Sase & Mr. Vijay Dinkarrao Mangaonkar, which is registered at Doc. Reg. No. KVN-2/7717/2015, along with its RR No. 9557 and Index-II copy.	Photostat Copy
(6)	24/06/2020	Occupancy Certificate bearing No. <i>Nagar Rachana / Ban. Pa. / Va. Shi. A – 12 / 2020 – 21</i> issued by the Kolhapur Municipal Corporation in respect of the aforesaid property.	Photostat Copy
(7)	06/10/2016	Revised Building Construction Permission & Commencement Certificate bearing No. <i>Nagar Rachana / Bandhakam Paravanagi / S. R. – A – 28 / 16 – 17</i> issued by the Kolhapur Municipal Corporation in respect of the aforesaid property.	Photostat Copy
(8)	06/10/2016	Revised Building Construction Plan in respect of the aforesaid property approved by the Kolhapur Municipal Corporation.	Photostat Copy
(9)	31/05/2016	Building Construction Permission & Commencement Certificate bearing No. <i>Nagar Rachana / Bandhakam Paravanagi / S. R. – A – 3 / 16 – 17</i> issued by the	Photostat Copy

		Kolhapur Municipal Corporation in respect of the aforesaid property.	
(10)	23/02/2016	Final Plot Amalgamation Lay-out Plan in respect of the aforesaid property approved by the Kolhapur Municipal Corporation.	Photostat Copy
(11)	31/07/2009	Final Lay-out Plan in respect of the aforesaid property approved by the Kolhapur Municipal Corporation.	Photostat Copy
(12)	27/01/2009	Non-agricultural Assessment Order bearing No. <i>Karyasan – 3 / Binsheti SR / 106 / 2008</i> issued by the District Collector, Kolhapur in respect of the aforesaid property.	Photostat Copy
(13)	18/05/2020	Project Registration Certificate digitally signed and issued by the MahaRERA, Mumbai in respect of the aforesaid property.	Computer Print
(14)	25/02/2017	Project Title Search Report issued by Adv. Achal Suhas Mandlik – Randive in respect of the aforesaid property.	Photostat Copy
(15)	24/08/2026	Index-II record in respect of the aforesaid property, for the years 2014 to 2026 (13 years), maintained with the concerned Sub-Registrar's Office/s and made available online on the official portal of the said department, perused while my e-Search.	Online Record

PART-III : FLOW / CHAIN OF THE TITLE :-

From the perusal of the documents produced before me and the e-Search made of the Index-II record for the last 13 years, it appears that, prior to the year 2008, a portion of agricultural use land admeasuring H. 00-40.00 Are out of R. S. No. 1159, Hissa No. B/3/1, totally admeasuring H. 01-20.00 Are, situated at village Karveer, Tal. Karveer, Dist. Kolhapur was owned and possessed by Mrs. Shobha Panditrao Chavan and Mrs. Sharada Ashok Ingawale jointly.

With an intention to develop the said property, said land-owners, with express consent of the co-sharers of said R. S. No. 1159/B/3/1 namely – Mr. Sunil Dinkar Suryavanshi, Mr. Sambhaji Dinkar Suryavanshi, Smt. Vatsalabai Dinkar Suryavanshi, Mrs. Malati Arunrao Jadhav, entrusted the development rights in respect of the said property in favour of M/s Sika Builder & Developers, a Partnership Firm, represented by its Partners – Mr. Nitin

Jaywantrao Khairmode, Mr. Dayasagar Gajanan Patil, Mr. Sagar Arvind Sase and Mr. Dhananjay Shivajirao Kadam, by execution of a Development Agreement dated 24/12/2007 which is registered in the office of the Sub-Registrar, Karveer No. 4, Dist. Kolhapur on 26/12/2007 at Doc. Reg. No. KVN-4/3729/2007; and for the ease of doing the said development work, said Land-owners appointed the said Developer Partnership Firm as their Power of Attorney Holder by execution of an Irrevocable Power of Attorney Deed dated 24/12/2007 which is registered in the office of the Sub-Registrar, Karveer No. 4, Dist. Kolhapur on 26/12/2007 at Doc. Reg. No. KVN-4/3730/2007.

Thereafter, the said Land-owners, through the said Developer, (i) got approved the Tentative Lay-out Plan in respect of a residential use Plotting Scheme to be carried out on the aforesaid land property from the Kolhapur Municipal Corporation vide its Approval Letter bearing No. *Na Ra / Rekhanakan / Vashi – 63 / 2007 – 2008* dated 18/09/2008, (ii) then they obtained a Non-agricultural Assessment Order bearing No. *Karyasan – 3 / Binsheti SR / 106 / 2008* dated 27/01/2009 from the District Collector, Kolhapur, (iii) then they got measured the said Plotting Scheme from the office of the Deputy Superintendent, Land Records, Karveer, Dist. Kolhapur, and (iv) then they got approved the Final Lay-out Plan from the Kolhapur Municipal Corporation vide its Letter No. *Nagar Rachana / Rekhanakan / Vashi – 6 / 2009 – 2010* dated 31/07/2009.

It is also observed that, on the basis of the measurements taken, the said Office of the Deputy Superintendent, Land Records, Karveer, Dist. Kolhapur prepared a *Kami – Jaasti Patrak* in respect of the said land covered under the said Plotting Scheme; and on the strength of the said *Kami – Jaasti Patrak*, by passing a Mutation Entry No. 56848, the revenue authorities prepared new & separate revenue records (i.e. 7/12 extracts) of the Plots situated in the said Plotting Scheme to be known as 'R. S. No. 1159/B/3/1/Paiki/Plo/Nam/___'.

Thereafter, by execution of a Sale Deed dated 28/04/2009 which is registered in the office of the Sub-Registrar, Karveer No. 4, Dist. Kolhapur on the same day at Doc. Reg. No. 4/1248/2009, the said Land-owners, through the said Developer, sold a vacant non-agricultural (residential) use Plot No. 15, having land area admeasuring 249.85 Sq. Mtrs., situated in the aforesaid Plotting Scheme, to Mrs. Leeladevi Govindrao Ardalkar, for the consideration amount of Rs.5,37,000/- (In Words Rupees Five Lakh Thirty Seven Thousand Only); and on the strength of the said registered document, the revenue authorities mutated the name of said Mrs. Leeladevi Govindrao Ardalkar to the 7/12 extract of said Plot No. 15 by passing a Mutation Entry No. 81574.

So also, by execution of a Sale Deed dated 11/03/2010 which is registered in the office of the Sub-Registrar, Karveer No. 4, Dist. Kolhapur on the same day at Doc. Reg. No. KVN-4/1490/2010, the said Land-owners, through the said Developer, sold a vacant non-agricultural (residential) use Plot No. 14, having land area admeasuring 249.37 Sq. Mtrs., situated in the aforesaid Plotting Scheme, to Mrs. Leeladevi Govindrao Ardalkar, for the consideration amount of Rs.5,40,000/- (In Words Rupees Five Lakh Forty Thousand Only); and on the strength of the said registered document, the revenue authorities mutated the name of said Mrs. Leeladevi Govindrao Ardalkar to the 7/12 extract of said Plot No. 14 by passing a Mutation Entry No. 81574.

Thereafter, said Mrs. Leeladevi Govindrao Ardalkar got amalgamated said Plot No. 15 into the adjacent Plot No. 14, making total land area of said amalgamated Plot No. 14 as 249.37 Sq. Mtrs. + 249.85 Sq. Mtrs. = 499.22 Sq. Mtrs. by virtue of a Tentative Approval given by the Kolhapur Municipal Corporation vide its Letter bearing No. *Na Ra / Vashi / Rekhanan / Devh – 86 / 14 – 15* dated 16/01/2015, followed by a Final Approval given by the Kolhapur Municipal Corporation vide its Letter bearing No. *Na Ra / Vashi / Rekhanan / Devh – 89 / 15 – 16* dated 23/02/2016 on the basis of the Measurements taken by the office of the Deputy Superintendent, Land Records, Karveer, Dist. Kolhapur.

It is further observed that, with an intention to develop the said amalgamated Plot No. 14, by way of constructing a multi-storied residential use building thereon, said Mrs. Leeladevi Govindrao Ardalkar entrusted the development rights in respect of the said Plot No. 14 in favour of M/s Ace Infra, a Partnership Firm, represented by its Partners – Mr. Sagar Arvind Sase & Mr. Vijay Dinkarrao Mangaonkar, by execution of a Development Agreement dated 18/12/2015 which is registered in the office of the Sub-Registrar, Karveer No. 2, Dist. Kolhapur on 19/12/2015 at Doc. Reg. No. KVN-2/7717/2015. So also, for the ease of doing the said development work, said Land-owner executed an Irrevocable Power of Attorney Deed in favour of the said Developer Partnership Firm on 18/12/2015 which is registered in the office of the Sub-Registrar, Karveer No. 2, Dist. Kolhapur on 19/12/2015 at Doc. Reg. No. KVN-2/7718/2015.

Thereafter, the said Land-owner, through the said Developer, obtained a Building Construction Permission & Commencement Certificate bearing No. *Nagar Rachana / Bandhakam Paravanagi / S. R. – A – 3 / 16 – 17* dated 31/05/2016 from the Kolhapur Municipal Corporation and also got approved the Building Construction Plan from the municipal authorities on the same day; and

after purchasing the TDR (Transferrable Development Rights) and Paid-up FSI (Floor Space Index), the said Land-owner, through the said Developer, obtained a Revised Building Construction Permission & Commencement Certificate bearing No. *Nagar Rachana / Bandhakam Paravanagi / S. R. – A – 28 / 16 – 17* dated 06/10/2016 from the Kolhapur Municipal Corporation and also got approved the Revised Building Construction Plan from the municipal authorities on the same day. By utilizing the said documents, the said Developer Partnership Firm has constructed a multi-storied residential use building to be known as ‘Ace Residency’ upon the said Plot No. 14. After completion of the said construction the said Developer has obtained the Occupancy Certificate bearing No. *Nagar Rachana / Ban. Pa. / Va. Shi. A – 12 / 2020 – 21* dated 24/06/2020 from the municipal authorities.

After completion of the said project, the said Land-owner, through the said Developer Partnership Firm, has submitted the said project known as ‘Ace Residency’ to the provisions of *The Maharashtra Apartment Ownership Act, 1970* and the Rules made there under by execution of a Deed of Declaration dated 13/10/2020 which is registered in the office of the Sub-Registrar, Karveer No. 2, Dist. Kolhapur on the same day at Doc. Reg. No. KVN-2/4314/2020; and the revenue authorities have given effect to the said registered Deed of Declaration on the 7/12 extract of said Plot No. 14 by passing a Mutation Entry No. 107942.

It is further observed that, by execution of an Agreement to Sale dated 16/08/2018 which is registered in the office of the Sub-Registrar, Karveer No. 2, Dist. Kolhapur on the same day at Doc. Reg. No. KVN-2/4968/2018, followed by a Deed of Apartment (Sale Deed) dated 19/10/2020 which is registered in the office of the Sub-Registrar, Karveer No. 2, Dist. Kolhapur on the same day at Doc. Reg. No. KVN-2/4453/2020, the above named Land-owner, through the said Developer Partnership Firm, has sold a residential use Flat Unit No. 202, having RERA Carpet area admeasuring 38.95 Sq. Mtrs., along with Enclosed Balcony area admeasuring 3.36 Sq. Mtrs., adjoining Terrace area admeasuring 4.45 Sq. Mtrs. & Utility Space area admeasuring 2.20 Sq. Mtrs., and having Built-up area admeasuring 42.07 Sq. Mtrs. as per the approved Building Construction Plan as per the KMC Rules, situated on the Second Floor, and along with a Car Parking Space No. 7 admeasuring 8.00 Sq. Mtrs., situated on the Stilt Floor, of said ‘Ace Residency’, to Mrs. Meena Tanaji Kamble, for the consideration amount of Rs.18,00,000/- (In Words Rupees Eighteen Lakh Only); and on the strength of the said registered Deed of Apartment (Sale Deed), the revenue authorities mutated the name of said Mrs. Meena Tanaji

Kamble to the 7/12 extract of said Plot No. 14 by passing a Mutation Entry No. 111768.

It is also observed that, while execution of the aforesaid Agreement to Sale, the boundaries of said Flat No. 202 were not mentioned and the Floor Plan copy was not annexed. Therefore, to add the said two particulars, the said Land-owner, through the Developer, executed a Supplementary Agreement in continuation of the aforesaid registered Agreement to Sale No. KVN-2/4968/2018, in favour of said Mrs. Meena Tanaji Kamble on 24/08/2018 which is registered in the office of the Sub-Registrar, Karveer No. 2, Dist. Kolhapur on the same day at Doc. Reg. No. KVN-2/5166/2018.

Thereafter, by execution of a Deed of Apartment (Sale Deed) dated 29/05/2025 which is registered in the office of the Sub-Registrar, Karveer No. 3, Dist. Kolhapur on the same day at Doc. Reg. No. KVN-3/4096/2025, said Mrs. Meena Tanaji Kamble has sold the said Flat Unit No. 202, along with the Car Parking No. 7, to Mr. Chandrakant Balwant Angapurkar & Mrs. Rohini Chandrakant Angapurkar, for the consideration amount of Rs.19,00,000/- (In Words Rupees Nineteen Lakh Only); and on the strength of the said registered document, the revenue authorities have mutated the names of said Mr. Chandrakant Balwant Angapurkar & Mrs. Rohini Chandrakant Angapurkar to the 7/12 extract of said Plot No. 14 by passing a Mutation Entry No. 138303.

It is now observed that, Mrs. Apurva Shubham Pawar & Mr. Subham Kisan Pawar have approached to said Mr. Chandrakant Balwant Angapurkar & Mrs. Rohini Chandrakant Angapurkar and have orally proposed to purchase their aforesaid Flat Unit No. 202 and Parking No. 7 for the consideration amount of Rs.26,00,000/- (In Words Rupees Twenty Six Lakh Only); and accordingly, a draft copy of the said proposed Deed of Apartment (Sale Deed) is produced before me for perusal.

Thus, presently, (i) the immovable property mentioned above in detail is owned and possessed by Mr. Chandrakant Balwant Angapurkar & Mrs. Rohini Chandrakant Angapurkar jointly as their self-acquired property; and (ii) the said present owners have proposed to sell the said immovable property to Mrs. Apurva Shubham Pawar & Mr. Subham Kisan Pawar for the consideration amount of Rs.26,00,000/- (In Words Rupees Twenty Six Lakh Only).

During my e-search of the Index II record in respect of the aforesaid immovable property for the years 2014 to 2026 (13 years) maintained with the concerned Sub-Registrar's Office/s and made available online on the official

portal of the said department, except the aforesaid registered entries, I have not come across any other registered entry pertaining to the aforesaid immovable property for the said search period.

I have issued this report on the basis of documents produced before me and the Index-II record made available to me at the relevant time of said e-search. There is no any mechanism or way to ascertain as to whether the entire record of Index-II is made available or not in respect of period covered under search.

I have not visited the said property and confirmed its boundaries. I have mentioned the overall description of the property above on the basis of the documents produced on record. It is, therefore, necessary to confirm the boundaries of, and the overall description of, the aforesaid immovable property separately.

It is observed that, the aforesaid project known as 'Ace Residency' is registered with the MahaRERA, Mumbai, under the Project Registration No. P53000000422, on 18/05/2020.

1	The property was originally found in whose name?	Originally, the property was in the joint names of Mrs. Shobha Panditrao Chavan and Mrs. Sharada Ashok Ingawale.
2	How did the said property devolve onto the valid ownership of the present owner?	By way of purchase.
3	Whether the present owner has mutated his / her name in the land revenue records?	The names of the present owners are mutated on the 7/12 extract of the aforesaid immovable property. Further, as the latest Assessment List extract in respect of the aforesaid immovable property is not produced before me, I am unable to check the said document and comment on the same.
4	Whether the present owner is paying land revenue tax to the state government?	No any Non-agricultural Cess (Land Revenue) Payment Receipt or any Property Tax Payment Receipt in respect of the aforesaid immovable property is produced on record.

5	Non-agricultural proof?	The documents produced on record are sufficient to show that the aforesaid immovable property is a residential use property.
6	Whether SARFAESI Act, 2002 is applicable?	Yes.

PART-IV : EVIDENCE OF TITLE OF PROPERTY :-

Type of Deed ascertaining title	Registered Sale Deed.
Deed Number	Doc. Reg. No. KVN-3/4096/2025.
Deed Date	29/05/2025.

PART-V : NATURE AND STATUS OF THE PROPERTY :-

Status	Free hold (<i>Occupants Class – I</i>).
Nature	Residential use.

PART-VI : OTHER PROVISIONS :-

Sr. No.	Particulars	Yes / No	Remark if any
1	Whether property to be given as security is subject to any minor's claim / share?	No.	---
2	Whether property is affected by the revenue or tenancy obligation?	Not observed.	---
3	In case of flat purchase, whether builder is a private / limited company?	No.	---
4	Whether up to date tax / land revenue has been paid?	No comments.	---
5	Whether all the title documents for last 13 years have been verified?	No.	---
6	Whether required documents are available for creating mortgage?	Partly Yes.	---
7	Whether all the previous owners had the right / competency to transfer of the property.	Yes.	---
8	Whether proposed mortgage by deposit of title document (equitable mortgage) is possible?	Yes.	---

9	If the property is a flat / apartment, how many years independent title is ensured?	11 Years.	---
10	Whether property has been transferred / to be transferred by POA holder of the original land owner in favour of the loan applicant?	No.	---
11	Whether POA holder of the original land owner has / had authority under POA?	Not applicable.	---
12	Whether POA recorded in Sr. No. 11 is registered?	Not applicable.	---
13	Whether the property is lease land? If yes, what is the tenure of the lease and what is the residual period left?	No.	---
14	Whether the property / land is joint family property?	No.	---
15	Is the land / property / flat is subject to any reservations / acquisitions / requisitions?	Not observed.	---
16	Whether property belongs to SC / ST (Jharkhand)?	No.	---
17	Whether land is agricultural?	No.	---
18	Whether Real Estate Regulatory Authority, 2016 (RERA) is applicable or not?	Yes.	---
19	In case of balance transfer / takeover cases, whether original LOD received from bank or not?	Not applicable.	---
20	Whether search report / non-encumbrance are applied for?	Index-II e-Search for the last 13 years is made.	
21	Whether provisions of the Urban Land Ceiling Act are applicable?	No.	---
22	Whether the land is categorized under the CNT Act?	No.	---
23	Whether the land is categorized under the Santhal Pargana Act? (State specific).	No.	---
24	Whether approved map / sanction map has been provided?	Yes.	---

PART- VII : DOCUMENTS TO BE COLLECTED BY HINDUJA

HOUSING FINANCE LIMITED FOR CREATING A VALID MORTGAGE –

Sr. No.	Date	Name of the Document (Details)	Whether Original / Photocopy
(1)	---	Registered Deed of Apartment (Sale Deed) in respect of the aforesaid property, executed by Mr. Chandrakant Balwant Angapurkar and Mrs. Rohini Chandrakant Angapurkar in favour of Mrs. Apurva Shubham Pawar and Mr. Subham Kisan Pawar, along with its ORR and Index-II Certified Copy.	Original
(2)	29/05/2025	Deed of Apartment (Sale Deed) in respect of the aforesaid property, dated 29/05/2025, executed by Mrs. Meena Tanaji Kamble in favour of Mr. Chandrakant Balwant Angapurkar and Mrs. Rohini Chandrakant Angapurkar, which is registered at Doc. Reg. No. KVN-3/4096/2025, along with its RR No. 4577 and Index-II copy.	Original
(3)	19/10/2020	Deed of Apartment (Sale Deed) in respect of the aforesaid property, dated 19/10/2020, executed by the Land-owner – Mrs. Leelavati Govindrao Ardalkar, through the Developer – M/s Ace Infra, a Partnership Firm, represented by its Partners – Mr. Sagar Arvind Sase & Mr. Vijay Dinkarrao Mangaonkar, in favour of Mrs. Meena Tanaji Kamble, which is registered at Doc. Reg. No. KVN-2/4453/2020, along with its ORR and Index-II Certified Copy.	Original
(4)	24/08/2018	Supplementary Agreement in respect of the aforesaid property, dated 24/08/2018, executed by the Land-owner – Mrs. Leelavati Govindrao Ardalkar, through the Developer – M/s Ace Infra, a Partnership	Original

		Firm, represented by its Partners – Mr. Sagar Arvind Sase & Mr. Vijay Dinkarrao Mangaonkar, in favour of Mrs. Meena Tanaji Kamble, which is registered at Doc. Reg. No. KVN-2/5166/2018, along with its ORR and Index-II Certified Copy.	
(5)	16/08/2018	Agreement to Sale in respect of the aforesaid property, dated 16/08/2018, executed by the Land-owner – Mrs. Leelavati Govindrao Ardalkar, through the Developer – M/s Ace Infra, a Partnership Firm, represented by its Partners – Mr. Sagar Arvind Sase & Mr. Vijay Dinkarrao Mangaonkar, in favour of Mrs. Meena Tanaji Kamble, which is registered at Doc. Reg. No. KVN-4/4968/2018, along with its ORR and Index-II Certified Copy.	Original
(6)	13/10/2020	Deed of Declaration in respect of the aforesaid property, dated 13/10/2020, executed by the Land-owner – Mrs. Leelavati Govindrao Ardalkar, through the Developer – M/s Ace Infra, a Partnership Firm, represented by its Partners – Mr. Sagar Arvind Sase & Mr. Vijay Dinkarrao Mangaonkar, which is registered at Doc. Reg. No. KVN-2/4314/2020.	Photostat Copy
(7)	19/12/2015	Development Agreement in respect of the aforesaid property, dated 18/12/2015, executed by Mrs. Leelavati Govindrao Ardalkar in favour of M/s Ace Infra, a Partnership Firm, represented by its Partners – Mr. Sagar Arvind Sase & Mr. Vijay Dinkarrao Mangaonkar, which is registered at Doc. Reg. No. KVN-2/7717/2015, along with its RR No. 9557 and Index-II copy.	Photostat Copy
(8)	---	Latest digitally signed 7/12 extract of R. S. No. 1159/B/3/1/Paiki/Plo/Nam/14, situated at village Karveer, Tal. Karveer, Dist.	Computer Print

		Kolhapur, having PU-ID No. 22058152708.	
(9)	---	Latest Assessment List extract issued by the Kolhapur Municipal Corporation in respect of the aforesaid property.	Original Extract
(10)	24/06/2020	Occupancy Certificate bearing No. <i>Nagar Rachana / Ban. Pa. / Va. Shi. A – 12 / 2020 – 21</i> issued by the Kolhapur Municipal Corporation in respect of the aforesaid property.	Photostat Copy
(11)	06/10/2016	Revised Building Construction Permission & Commencement Certificate bearing No. <i>Nagar Rachana / Bandhakam Paravanagi / S. R. – A – 28 / 16 – 17</i> issued by the Kolhapur Municipal Corporation in respect of the aforesaid property.	Photostat Copy
(12)	06/10/2016	Revised Building Construction Plan in respect of the aforesaid property approved by the Kolhapur Municipal Corporation.	Photostat Copy
(13)	31/05/2016	Building Construction Permission & Commencement Certificate bearing No. <i>Nagar Rachana / Bandhakam Paravanagi / S. R. – A – 3 / 16 – 17</i> issued by the Kolhapur Municipal Corporation in respect of the aforesaid property.	Photostat Copy
(14)	23/02/2016	Final Plot Amalgamation Lay-out Plan in respect of the aforesaid property approved by the Kolhapur Municipal Corporation.	Photostat Copy
(15)	31/07/2009	Final Lay-out Plan in respect of the aforesaid property approved by the Kolhapur Municipal Corporation.	Photostat Copy
(16)	27/01/2009	Non-agricultural Assessment Order bearing No. <i>Karyasan – 3 / Binsheti SR / 106 / 2008</i> issued by the District Collector, Kolhapur in respect of the aforesaid property.	Photostat Copy
(17)	18/05/2020	Project Registration Certificate digitally signed and issued by the MahaRERA, Mumbai in respect of the said property.	Computer Print

(18)	---	Latest Property Tax Payment Receipt issued by the Kolhapur Municipal Corporation in respect of the aforesaid property.	Original
(19)	---	Seller NOC.	Original
(20)	---	MODT for Loan Agreement executed by Mrs. Apurva Shubham Pawar and Mr. Subham Kisan Pawar in favour of the HHFL.	Original
	AND		
	---	RR and Index-II of the e-filed Notice of Intimation regarding the Equitable Mortgage by Deposit of Title Deeds created by Mrs. Apurva Shubham Pawar and Mr. Subham Kisan Pawar in respect of the aforesaid property in favour of the HHFL.	Computer Prints
OR			
(20)	---	Deed of Simple Mortgage (Registered Mortgage) executed by Mrs. Apurva Shubham Pawar and Mr. Subham Kisan Pawar in favour of the HHFL in respect of the aforesaid property in favour of the HHFL, along with its ORR and Index-II Certified Copy.	Original

PART-VIII : DOCUMENTS TO BE COLLECTED BY HINDUJA HOUSING FINANCE LIMITED POST DISBURSEMENT :- Nil.

PART-IX : FINAL OPINION :-

On the basis of the documents produced on record and on the basis of the outcome of the Index-II e-Search made by me for the last 13 years, I, Amey Deepak Dhavale, Advocate, do hereby opine that –

- (a) Presently, a residential use Flat Unit No. 202, having RERA Carpet area admeasuring 38.95 Sq. Mtrs., along with Enclosed Balcony area admeasuring 3.36 Sq. Mtrs., adjoining Terrace area admeasuring 4.45 Sq. Mtrs. & Utility Space area admeasuring 2.20 Sq. Mtrs., and having Built-up area admeasuring 42.07 Sq. Mtrs. as per the approved Building Construction Plan as per the KMC Rules, situated on the Second Floor,

and along with a Car Parking Space No. 7 admeasuring 8.00 Sq. Mtrs., situated on the Stilt Floor, of a multi-storied residential use building known as 'Ace Residency', constructed on a non-agricultural (residential) use Plot No. 14 (erstwhile Plot Nos. 14 & 15), totally admeasuring 499.22 Sq. Mtrs., situated in a Plotting Scheme carried out on a portion of land admeasuring 4000.00 Sq. Mtrs. out of R. S. No. 1159, Hissa No. B/3/1, totally admeasuring H. 01-20.00 Are, having R. S. No. 1159/B/3/1/Paiki/Plo/Nam/14 (PU-ID No. 22058152708) as per the online 7/12 extract, situated within the local limits of Kolhapur Municipal Corporation, at A Ward, Kasaba Karveer, Phulewadi Ring Road Area, Kolhapur is owned and possessed by Mr. Chandrakant Balwant Angapurkar & Mrs. Rohini Chandrakant Angapurkar jointly as their self-acquired property.

- (b) The said present owners have proposed to sell the said immovable property to Mrs. Apurva Shubham Pawar & Mr. Subham Kisan Pawar for the consideration amount of Rs.26,00,000/- (In Words Rupees Twenty Six Lakh Only).
- (c) The above named present Land-owner cum Developer is having a clean, clear, valid, unencumbered and marketable title to the said immovable property.
- (d) The said property is fit for the creation of an Equitable Mortgage by Deposit of Title Deeds or for the execution of a Deed of Simple Mortgage (Registered Mortgage), as per the sole discretion of the Sanctioning Authority from the HHFL.
- (e) The provisions of the SARFAESI Act, 2002 and the Rules made there under are applicable to the said immovable property; and if a loan charge of the HHFL is created upon the said property as per the prevailing law and registration rules, then the action that may be taken by the HHFL against the said property under the said provisions shall be legal and enforceable at law.

PART-X : CERTIFICATE :-

I have examined the above mentioned related documents in respect of the aforesaid immovable property. In view of the aforesaid documents, information furnished, and the outcome of the Index II e-Search for the last 13 years, I, Amey Deepak Dhavale, am of the opinion that, presently, Mr. Chandrakant Balwant Angapurkar & Mrs. Rohini Chandrakant Angapurkar are the joint and absolute owners and possessors of the aforesaid immovable property; and they are having a clean, clear, valid, unencumbered and

marketable title to the said immovable property.

Remarks, if any :- Nil.

**PART-XI : DIAGRAMMATIC REPRESENTATION OF THE CHAIN OF
TITLE :-** Not applicable.

Yours Faithfully,

Amey
Deepak
Dhavale

Digitally signed
by Amey
Deepak Dhavale
Date: 2026.08.25
12:56:58 +05'30'

Amey D. Dhavale, Advocate

Encl. : Photocopies of the documents provided.

Index-II Search Fee is paid on 24/08/2026 vide e- Receipt No. 1115389858.



MH008945350202627U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
24 Aug 2026	Receipt	Receipt no.: 1115389858
	Name of the Applicant :	Adv Amey Deepak Dhavale
	Details of property of which document has to be searched :	Dist :Kolhapur Village :A Ward Kolhapur Shahar S.No/CTS No/G.No. : 1159
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH008945350202627U		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php '.		



GRN MH008945350202627U		BARCODE 		Date 24/08/2026-20:01:27		Form ID					
Department Inspector General Of Registration				Payer Details							
Search Fee Type of Payment Other Items				TAX ID / TAN (If Any)							
				PAN No.(If Applicable)							
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name		Adv Amey Deepak Dhavale					
Location PUNE											
Year 2026-2027 One Time				Flat/Block No.							
Account Head Details			Amount In Rs.	Premises/Building							
0030072201 SEARCH FEE			1000.00	Road/Street							
				Area/Locality							
				Town/City/District							
				PIN							
				Remarks (If Any)							
Total			1,000.00	Amount In		One Thousand Rupees Only					
				Words							
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN		Ref. No.		00040572026082432419		CPAHEBBGF0	
Cheque/DD No.				Bank Date		RBI Date		24/08/2026-20:24:02		Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0005010855202627	24/08/2026-20:05:47	IGR002	325.00
Total Defacement Amount					325.00

3729364

सूची क्र.2

दुय्यम निबंधक : करवीर 4

25-08-2026

दस्त क्रमांक : 3729/2007

Note:-Generated Through eSearch
Module, For original report please
contact concern SRO office.

नोदणी :

Regn:63m

गावाचे नाव : ए वॉर्ड

(1) विलेखाचा प्रकार	करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख
(2) मोबदला	रु.36000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 36000000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव: इतर वर्णन : विभागाचे नाव - विभाग : करवीर (वॉर्ड ए) कोल्हापूर महानगर पालिका, उपविभागाचे नाव - 1/27 - नविन वाशी नाका ते फुलेवाडी नाका रिंगरोडच्या पुर्वेकडील रस्त्यालगतचा भाग - कोल्हापूर महानगरपालिका हद्दीतील ए वॉर्ड येथील रहिवास विभागातील स्थावर मिल्कत तिचा 7/12 पत्रकाप्रमाणे भु.मा.क्र.1159 हिस्सा क्र.ब/3/1 एकूण क्षेत्र 1 हे 20 आर यापैकी क्षेत्र 0 हे 40 आर
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- सौ. शोभा पंडीतराव चव्हाण वय:- 50पत्ता:- ९६३ ए वॉर्डपिन कोड:-पॅन नं:- 2): नाव:- सौ. शारदा अशोक इंगवले वय:- 36पत्ता:- २४३९ ए वॉर्डपिन कोड:-पॅन नं:- 3): नाव:- श्री.सुनिल दिनकर सुर्यवंशी-मान्यतादार वय:- 39पत्ता:- १५७४ ए वॉर्डपिन कोड:-पॅन नं:- 4): नाव:- श्रीमती वत्सलाबाई दिनकर सुर्यवंशी-मान्यतादार वय:- 67पत्ता:- १५७४ ए वॉर्डपिन कोड:-पॅन नं:- 5): नाव:- श्री.संभाजी दिनकर सुर्यवंशी-मान्यतादार वय:- 32पत्ता:- १५७४ ए वॉर्डपिन कोड:-पॅन नं:- 6): नाव:- सौ.मालती अरुणराव जाधव-मान्यतादार वय:- 40पत्ता:- -पिन कोड:-पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	7): नाव:- सिका बिल्डर्स अँड डेव्हलपर्स तर्फे भागीदार १. श्री. नितीन जयवंतराव खैरमोडे वय:- 32पत्ता:- -पिन कोड:-पॅन नं:- AHMPK7305C 8): नाव:- २. श्री. दयासागर गजानन पाटील वय:- 33पत्ता:- -पिन कोड:-पॅन नं:- AWPP0424F 9): नाव:- ३. श्री. सागर अरविंद ससे वय:- 31पत्ता:- -पिन कोड:-पॅन नं:- AWDPS3445E 10): नाव:- ४. श्री. धनजय शिवाजीराव कदम वय:- 33पत्ता:- -पिन कोड:-पॅन नं:- AHYPK4570G
(9) दस्तऐवज करून दिल्याचा दिनांक	24/12/2007
(10) दस्त नोंदणी केल्याचा दिनांक	26/12/2007
(11) अनुक्रमांक, खंड व पृष्ठ	3729/2007
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	36000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	-

1248364

सूची क्र.2

दुय्यम निबंधक : करवीर 4

24-08-2026

दस्त क्रमांक : 1248/2009

Note:-Generated Through eSearch Module, For original report please contact concern SRO office.

नोदणी :

Regn:63m

गावाचे नाव : ए वॉर्ड

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	रु.537000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 274835
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव: इतर वर्णन : विभागाचे नाव - विभाग : करवीर (वॉर्ड ए) कोल्हापूर महानगर पालिका, उपविभागाचे नाव - 1/27 - कोल्हापूर महानगरपालिका हद्दीतील ए वॉर्ड कसबा करवीर येथील बिगरशेती झालेली व रेखांकन मंजूर झालेली मिळकत ए वॉर्ड कसबा करवीर भुमापन क्रमांक 1159 हिस्सा क्र. ब3/1 यामधील प्लॉट नं.15 क्षेत्र 249.85 चौ.मी.
(5) क्षेत्रफळ	249.85 चौ.मी.
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- सिका बिल्डर अँड डेव्हलपर तर्फे भागीदार १. श्री. नितीन जयवंतराव खैरमोडे वय:- 33 पत्ता:- -पिन कोड:- पॅन नं:- AHNPK7303C 2): नाव:- २. श्री. दयासागर गजानन पाटील वय:- 34 पत्ता:- -पिन कोड:- पॅन नं:- AIUPP0424F 3): नाव:- ३. श्री. सागर अरविंद ससे वय:- 33 पत्ता:- -पिन कोड:- पॅन नं:- AWDPS3445E 4): नाव:- ४. श्री. धनंजय शिवाजीराव कदम वय:- 34 पत्ता:- -पिन कोड:- पॅन नं:- AHYPK4570G 5): नाव:- खरेदी देणार जोगामालक-१. सौ. शोभा पंडीतराव चव्हाण २. सौ. शारदा अशोक इंगवले यांच्या तर्फे व मु. सिका बिल्डर अँड डेव्हलपर तर्फे भागीदार १. श्री. नितीन जयवंतराव खैरमोडे वय:- 33 पत्ता:- -पिन कोड:- पॅन नं:- 6): नाव:- २. श्री. दयासागर गजानन पाटील वय:- 34 पत्ता:- -पिन कोड:- पॅन नं:- 7): नाव:- ३. श्री. सागर अरविंद ससे वय:- 33 पत्ता:- -पिन कोड:- पॅन नं:- 8): नाव:- ४. श्री. धनंजय शिवाजीराव कदम वय:- 34 पत्ता:- -पिन कोड:- पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	9): नाव:- सौ. लिलावती गोविंदराव अदराळकर वय:- 54 पत्ता:- प्लॉट नं. ३२७/ब/१ पिन कोड:- पॅन नं:- AMEPA1954H
(9) दस्तऐवज करून दिल्याचा दिनांक	28/04/2009
(10) दस्त नोंदणी केल्याचा दिनांक	28/04/2009
(11) अनुक्रमांक, खंड व पृष्ठ	1248/2009
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	26850
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	5370
(14) शेरा	-

1490364

सूची क्र.2

दुय्यम निबंधक : करवीर 4

24-08-2026

दस्त क्रमांक : 1490/2010

Note:-Generated Through eSearch
Module, For original report please
contact concern SRO office.

नोदणी :

Regn:63m

गावाचे नाव : ए वॉर्ड

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	रु. 540000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 174559
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	पालिकेचे नाव: इतर वर्णन : स्टेज क्र. 1/27 - कोल्हापूर महानगरपालिका हद्दीतील ए वॉर्ड कसबा करवीर येथील बिगरशेती झालेली व रेखांकन मंजूर झालेली मिळकत ए वॉर्ड कसबा करवीर भुमापन क्रमांक 1159 हिस्सा क्र. ब3/1 यामधील प्लॉट नं. 14 क्षेत्र 249.37 चौ.मी.
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- खरेदी देणार जागामालक-१. सौ. शोभा पंडीतराव चव्हाण २. सौ. शारदा अशोक इंगवले यांच्या तर्फे व. मु. सिका बिल्डर अँड डेव्हलपर तर्फे भागीदार अ. श्री. नितीन जयवंतराव खैरमोडे वय:- 32 पत्ता:- -पिन कोड:- पॅन नं:- 2): नाव:- ब) दयासागर गजानन पाटील वय:- 33 पत्ता:- -पिन कोड:- पॅन नं:- 3): नाव:- क) सागर अरविंद ससे वय:- 31 पत्ता:- -पिन कोड:- पॅन नं:- 4): नाव:- ड) धनंजय शिवाजीराव कदम वय:- 33 पत्ता:- -पिन कोड:- पॅन नं:- 5): नाव:- सिका बिल्डर अँड डेव्हलपर तर्फे भागीदार अ. श्री. नितीन जयवंतराव खैरमोडे वय:- 32 पत्ता:- -पिन कोड:- पॅन नं:- 6): नाव:- ब) दयासागर गजानन पाटील वय:- 33 पत्ता:- -पिन कोड:- पॅन नं:- 7): नाव:- क) सागर अरविंद ससे वय:- 31 पत्ता:- -पिन कोड:- पॅन नं:- 8): नाव:- ड) धनंजय शिवाजीराव कदम वय:- 33 पत्ता:- -पिन कोड:- पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	9): नाव:- लिलावती गोविंदराव आदर्शकर वय:- 54 पत्ता:- ३२७/बी४ पिन कोड:- पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	11/03/2010
(10) दस्त नोंदणी केल्याचा दिनांक	11/03/2010
(11) अनुक्रमांक, खंड व पृष्ठ	1490/2010
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	27000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	5400
(14) शेर	-

771748

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. करवीर 2

24-08-2026

दस्त क्रमांक : 7717/2015

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नोदणी :

Regn:63m

गावाचे नाव : 1) अ वार्ड कोल्हापूर शहर

(1) विलेखाचा प्रकार	डेव्हलपमेंट अँग्रीमेंट
(2) मोबदला	2827926
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1327925.2
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: कोल्हापूर म.न.पा. इतर वर्णन : , इतर माहिती: , इतर माहिती: रेडी रेकनर स्टेज क्रं. 1/27 प्रमाणे मुल्यांकन - कोल्हापूर महानगरपालीका हद्दीतील ए वॉर्ड कसबा करवीर येथील रि स नंबर 1159 हिस्सा नं. ब3/1 पैकी प्लॉट नं. 14 याचे क्षेत्र 249.37 चौ.मी. व प्लॉट नं. 15 याचे क्षेत्र 249.85 चौ.मी. असे एकत्रीत क्षेत्र 499.22 चौ.मी.(अमलगमेशन प्रमाणे प्लॉट नं. 14+15 याचे क्षेत्र 499.22 चौ.मी.)((Survey Number : 1159 हिस्सा नं. ब3/1 ; Plot Number : 14 व 15 ;))
(5) क्षेत्रफळ	1) 499.22 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- सौ लिलावती गोविंदराव अर्दाळकर - - वय:-60; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा. प्लॉट नं. 327/ब1, जवाहर नगर कोल्हापूर, महाराष्ट्र, क्रॉल्: आपूर. पिन कोड:-416012 पॅन नं:-AMEPA1954H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मे.एस. इन्फ्रा तर्फे भागीदार श्री सागर अरविंद ससे - - वय:-36; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 1004/8 ए वॉर्ड न्यु महाव्दार रोड कोल्हापूर, महाराष्ट्र, क्रॉल्: आपूर. पिन कोड:-416012 पॅन नं:-AAVFA6237C 2): नाव:- मे.एस. इन्फ्रा तर्फे भागीदार श्री विजय दिनकरराव माणगांवकर - - वय:-38; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नं. 4 देवकर पाणद ए वॉर्ड कोल्हापूर, महाराष्ट्र, क्रॉल्: आपूर. पिन कोड:-416012 पॅन नं:-AAVFA6237C
(9) दस्तऐवज करून दिल्याचा दिनांक	18/12/2015
(10) दस्त नोंदणी केल्याचा दिनांक	18/12/2015
(11) अनुक्रमांक, खंड व पृष्ठ	7717/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	141500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	28300
(14) शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

496848

24-08-2026

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सूची क्र.2

दुय्यम निबंधक : सह दु.नि. करवीर 2

दस्त क्रमांक : 4968/2018

नोदणी :

Regn:63m

गावाचे नाव : 1) अ वार्ड कोल्हापूर शहर

(1)विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2)मोबदला	1800000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1475670
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कोल्हापूर म.न.पा.इतर वर्णन : इतर माहिती: विभाग क्र.1/27 :- कोल्हापूर महानगरपालीका हद्दीतील ए वॉर्ड कसबा करवीर येथील रि. स. नंबर 1159 हिस्सा नं. ब3/1 प्लॉट नं. 14 याचे क्षेत्र 499.22 चौ.मी. यामध्ये बांधणेत येत असलेल्या अस रेसिडन्सी या इमारतीमधील दुस-या मजल्यावरील फ्लॉट नं. 202 याचे क्षेत्र 38.95 चौ.मी. कारपेट(रेरा अॅक्ट प्रमाणे),इनक्लोझ्ड बाल्कनी 3.36 चौ.मी.,लगतचा टेरेस 4.44 चौ.मी. युटीलीटी स्पेस 2.18 चौ.मी. इतके असून कोमनपा मंजूर नकाशाप्रमाणे बिल्ट अप क्षेत्र 42.07 चौ.मी.((Survey Number : 1159 हिस्सा नं. ब3/1 प्लॉट नं. 14 ;))
(5) क्षेत्रफळ	1) 42.07 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-जागा मालक - सौ लिलावती गोविंदराव अर्दाळकर यांचेतर्फे वटमुखत्यार म्हणुन व डेव्हलपर्स म्हणून मे अस इन्फ्रा तर्फे भागीदार श्री सागर अरविंद ससे - वय:-42; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रा 1004/8 ए वॉर्ड न्यु महाब्दार रोड कोल्हापूर, महाराष्ट्र, क्राँळ:आपूर. पिन कोड:-416012 पॅन नं:-AAVFA6237C 2): नाव:-सौ लिलावती गोविंदराव अर्दाळकर यांचेतर्फे वटमुखत्यार म्हणुन व डेव्हलपर्स म्हणून मे अस इन्फ्रा तर्फे भागीदार श्री विजय दिनकरराव माणगांवकर - वय:-42; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रा. 743/1, अधिशम, प्लॉट नं.4 देवकर पाणद ए वॉर्ड कोल्हापूर, महाराष्ट्र, क्राँळ:आपूर. पिन कोड:-416012 पॅन नं:-AAVFA6237C
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मीना तानाजी कांबळे - - वय:-45; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रा जीवनग्राम सोसायटी बिल्डिंग न 3 रूम न 12 ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-BDLPK5063N
(9) दस्तऐवज करून दिल्याचा दिनांक	16/08/2018
(10)दस्त नोंदणी केल्याचा दिनांक	16/08/2018
(11)अनुक्रमांक,खंड व पृष्ठ	4968/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	108000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	18000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

516648

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. करवीर 2

24-08-2026

दस्त क्रमांक : 5166/2018

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नोदणी :

Regn:63m

गावाचे नाव : 1) अ वार्ड कोल्हापूर शहर

(1)विलेखाचा प्रकार	सप्लीमेंट्री अॅग्रीमेंट
(2)मोबदला	0.00
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0.00
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कोल्हापूर म.न.पा.इतर वर्णन :, इतर माहिती: कोल्हापूर महानगरपालीका हद्दीतील ए वॉर्ड कसबा करवीर येथील रि. स. नंबर 1159 हिस्सा नं. ब3/1 प्लॉट नं. 14 याचे क्षेत्र 499.22 चौ.मी. यामध्ये बांधणेत येत असलेल्या अस रेसिडन्सी या इमारतीमधील दुस-या मजल्यावरील फ्लॅट नं. 202 याचे क्षेत्र 38.95 चौ.मी. कारपेट(रेरा अॅक्ट प्रमाणे),इनक्लोड्ड बाल्कनी 3.36 चौ.मी.,लगतचा टेरेस 4.44 चौ.मी. युटीलीटी स्पेस 2.18 चौ.मी. इतके असून कोमनपा मंजूर नकाशाप्रमाणे बिल्ट अप क्षेत्र 42.07 चौ.मी.रजिस्टर दस्त नंबर 4968/2018 साठी चतूसिमा नमूद करणे व फेलोअर प्लॅन जोडणेसाठी सप्लीमेंट अॅग्रीमेंट((Survey Number : 1159 हिस्सा नं. ब3/1 प्लॉट नं. 14 ;))
(5) क्षेत्रफळ	1) 42.07 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सौ लिलावती गोविंदराव अर्दाळकर यांचे तर्फे व.मु म्हणुन व डेव्हलपर्स म्हणून मे अस इन्फ्रा तर्फे भागीदार श्री सागर अरविंद ससे - वय:-42; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रा 1004/8 ए वॉर्ड न्यु महाब्दार रोड कोल्हापूर, महाराष्ट्र, क्रॉव्:आपूर. पिन कोड:-416012 पॅन नं:-AAVFA6237C 2): नाव:-सौ लिलावती गोविंदराव अर्दाळकर यांचे तर्फे व.मु म्हणुन व डेव्हलपर्स म्हणून मे अस इन्फ्रा तर्फे भागीदार श्री विजय दिनकरराव माणगांवकर - वय:-42; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रा. 743/1, अधिशम, प्लॉट नं.4 देवकर पाणद ए वॉर्ड कोल्हापूर, महाराष्ट्र, क्रॉव्:आपूर. पिन कोड:-416012 पॅन नं:-AAVFA6237C
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मीना तानाजी कांबळे - - वय:-45; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रा जीवनग्राम सोसायटी बिल्डिंग न 3 रूम न 12 ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-BDLPK5063N
(9) दस्तऐवज करून दिल्याचा दिनांक	24/08/2018
(10)दस्त नोंदणी केल्याचा दिनांक	24/08/2018
(11)अनुक्रमांक,खंड व पृष्ठ	5166/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	If relating to Order of High Court W.R.T. amalgamation or reconstruction of companies under section 394 of Companies Act 1956 or under the order of Reserve Bank of India under section 44A of the Banking Regulation Act 1949.

431448

24-08-2026

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सूची क्र.2

दुय्यम निबंधक : सह दु.नि.करवीर 2

दस्त क्रमांक : 4314/2020

नोदणी :

Regn:63m

गाव: अ वार्ड कोल्हापूर शहर

(1)विलेखाचा प्रकार	घोषणापत्र
(2)मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0.001
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कोल्हापूर म.न.पा.इतर वर्णन : , इतर माहिती: कोल्हापूर महानगरपालीका हद्दीतील ए वॉर्ड कसबा करवीर येथील रि. स. नंबर 1159/ब/3/1 प्लॉट नं. 14 याचे क्षेत्र 499.22 चौ.मी. यामध्ये बांधणेत येत असलेल्या अस रेसिडन्सी या इमारतीचे घोषणापत्र एकुण प्लॉट 22 पहीला मजला - प्लॉट नं. 101 बिल्ट अप क्षेत्र 38.83 चौ.मी.,प्लॉट नं. 102 बिल्ट अप क्षेत्र 38.83 चौ.मी.,प्लॉट नं. 103 बिल्ट अप क्षेत्र 31.68 चौ.मी.,प्लॉट नं. 104 बिल्ट अप क्षेत्र 31.68 चौ.मी.,दुसरा मजला - प्लॉट नं. प्लॉट नं. 201 बिल्ट अप क्षेत्र 42.07 चौ.मी.,प्लॉट नं. 202 बिल्ट अप क्षेत्र 42.07 चौ.मी.,प्लॉट नं. 203 बिल्ट अप क्षेत्र 30.78 चौ.मी.,प्लॉट नं. 204 बिल्ट अप क्षेत्र 30.78 चौ.मी.,तीसरा मजला - प्लॉट नं. 301 बिल्ट अप क्षेत्र 38.83 चौ.मी.,प्लॉट नं. 302 बिल्ट अप क्षेत्र 38.83 चौ.मी.,प्लॉट नं. 303 बिल्ट अप क्षेत्र 31.68 चौ.मी.,प्लॉट नं. 304 बिल्ट अप क्षेत्र 31.68 चौ.मी.,चौथा मजला - प्लॉट नं. प्लॉट नं. 401 बिल्ट अप क्षेत्र 42.07 चौ.मी.,प्लॉट नं. 402 बिल्ट अप क्षेत्र 42.07 चौ.मी.,प्लॉट नं. 403 बिल्ट अप क्षेत्र 30.78 चौ.मी.,प्लॉट नं. 404 बिल्ट अप क्षेत्र 30.78 चौ.मी.,पाचवा मजला - प्लॉट नं. 501 बिल्ट अप क्षेत्र 38.83 चौ.मी.,प्लॉट नं. 502 बिल्ट अप क्षेत्र 38.83 चौ.मी.,प्लॉट नं. 503 बिल्ट अप क्षेत्र 31.68 चौ.मी.,प्लॉट नं. 504 बिल्ट अप क्षेत्र 31.68 चौ.मी.,सहावा मजला - प्लॉट नं. प्लॉट नं. 601 बिल्ट अप क्षेत्र 42.07 चौ.मी.,प्लॉट नं. 602 बिल्ट अप क्षेत्र 42.07 चौ.मी.,((Survey Number : 1159/ब/3/1 प्लॉट नं. 14 ;))
(5) क्षेत्रफळ	499.22 हेक्टर . आर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-जागा मालक - सौ लिलावती गोविंदराव अर्दाळकर यांचेतर्फे वटमुखत्यार म्हणुन व डेव्हलपर्स मे अस इन्फ्रा तर्फे भागीदार श्री सागर अरविंद ससे वय:-43 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. 1004/8 ए वॉर्ड न्यु महाव्दार रोड कोल्हापूर, महाराष्ट्र, कोल्हापूर. पिन कोड:-416012 पॅन नं:- 2): नाव:-जागा मालक - सौ लिलावती गोविंदराव अर्दाळकर यांचेतर्फे वटमुखत्यार म्हणुन व डेव्हलपर्स मे अस इन्फ्रा तर्फे भागीदार श्री विजय दिनकरराव माणगांवकर वय:-43 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. रा. 743/1, अधिशम, प्लॉट नं.4 देवकर पाणद ए वॉर्ड कोल्हापूर , महाराष्ट्र, कोल्हापूर. पिन कोड:-416012 पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	13/10/2020
(10)दस्त नोंदणी केल्याचा दिनांक	13/10/2020
(11)अनुक्रमांक,खंड व पृष्ठ	4314/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	Affidavit

445348

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.करवीर 2

24-08-2026

दस्त क्रमांक : 4453/2020

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नोदणी :

Regn:63m

गाव: करवीर

(1)विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2)मोबदला	1800000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1475670
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कोल्हापूर म.न.पा.इतर वर्णन : , इतर माहिती: कोल्हापूर महानगरपालीका हद्दीतील ए वॉर्ड कसबा करवीर येथील रि. स. नंबर 1159 हिस्सा नं. ब/3/1 प्लॉट नं. 14 याचे क्षेत्र 499.22 चौ.मी. यामध्ये बांधलेल्या अस रेसिडन्सी या इमारतीमधील दुसरा मजल्यावरील अपार्टमेंट फ्लॅट/युनिट नं.202 याचे क्षेत्र 38.95 चौ.मी. कारपेट(रेरा अंक्त प्रमाणे),इनक्लोड्ड बाल्कनी 3.36 चौ.मी.,लगतचा टेरेस 4.45 चौ.मी. युटीलीटी स्पेस 2.20 चौ.मी. इतके असून कोमनपा मंजुर नकाशाप्रमाणे बिल्ट अप क्षेत्र 42.07 चौ.मी.तसेच तसेच पार्किंग युनिट नं.7 याचे क्षेत्र 8.00 चौ.मी. हि मिळकत, करारपत्र दस्त नं.4968/2018,दि.16/08/2018 ने मु.शु.व नों.फी.जमा). (Survey Number : 1159/ ब/3/1/पैकी/प्लॉट/नं/14 ;))
(5) क्षेत्रफळ	42.07 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सौ लिलावती गोविंदराव अर्दाळकर यांचे तर्फे व.मु म्हणुन व डेव्हलपर्स म्हणून मे अस इन्फ्रा तर्फे भागीदार श्री सागर अरविंद ससे - वय:-43 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा 1004/8 ए वॉर्ड न्यु महाद्वार रोड कोल्हापूर, महाराष्ट्र, कोल्हापूर. पिन कोड:-416012 पॅन नं:-AWDPS3445E 2): नाव:-सौ लिलावती गोविंदराव अर्दाळकर यांचे तर्फे व.मु म्हणुन व डेव्हलपर्स म्हणून मे अस इन्फ्रा तर्फे भागीदार श्री विजय दिनकरराव माणगांवकर - वय:-43 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा. 743/1, अधिशम, प्लॉट नं.4 देवकर पाणद ए वॉर्ड कोल्हापूर, महाराष्ट्र, कोल्हापूर. पिन कोड:-416012 पॅन नं:-AGDPM8505H
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मीना तानाजी कांबळे - वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा. बिल्डीर नं.3, रूम नं.12, जीवनग्राम सोसायटी,ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-BDLPK5063N
(9) दस्तऐवज करुन दिल्याचा दिनांक	19/10/2020
(10)दस्त नोंदणी केल्याचा दिनांक	19/10/2020
(11)अनुक्रमांक,खंड व पृष्ठ	4453/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	700
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

409649

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.करवीर 3

24-08-2026

दस्त क्रमांक : 4096/2025

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नोदणी :

Regn:63m

गाव: करवीर तालुका: करवीर जिल्हा: कोल्हापूर

(1)विलेखाचा प्रकार	खरेदीखत
(2)मोबदला	1900000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1415000
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कोल्हापूर म.न.पा.इतर वर्णन :, इतर माहिती: तुकडी व जिल्हा कोल्हापूर पोट तुकडी तहसील करवीर,मा. दुय्यम निबंधकसो करवीर यांचे कार्यक्षेत्रातील शहर कोल्हापूर महानगरपालिका हद्दीतील ए वॉर्ड रि स नं 1159हिस्सा नं ब/3/1 त्यापैकी प्लॉट नं 14 क्षेत्र 499.22 चौ मी या मिळकतीवर बांधणेत आलेल्या अस रेसिडेन्सी मधील दुसऱ्या फ्लोअरवरील अपार्टमेंट/फ्लॅट नं 202 चे क्षेत्र 38.95 चौ मी कारपेट(रेरा अॅक्ट प्रमाणे),इनक्लोजड बाल्कनी 3.36 चौ मी लगतचा टेरेस 4.45 चौ.मी. युटीलीटी स्पेस 2/20 चौ मी इतके असून को म न पा नकाशाप्रमाणे बिल्टअप क्षेत्र 42.07 चौ मी तसेच स्टिल्ट फ्लोअर पार्किंग युनिट नं 7 क्षेत्र 8.00 चौ मी ही फ्लॅट मिळकत((GAT NUMBER : 1159/ब/3/1/पैकी/प्लॉट/नं/14 ;))
(5) क्षेत्रफळ	0.0001 आर.चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मीना तानाजी कांबळे फ्लॅट नं 202 क्षेत्र 42.07 चौ मी वय:-51 पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: अस रेसिडेन्सी गजानन कॉलनी फुलेवाडी कोल्हापूर, महाराष्ट्र, क्राॅॅ:आपूर. पिन कोड:-416010 पॅन नं:-BDLPK5063N
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-चंद्रकांत बळवंत अंगापूरकर फ्लॅट नं २०२ क्षेत्र ४२.०७ चौ मी वय:-60; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: शेळके कॉलनी फुलेवाडी ४ था बस स्टॉप कोल्हापूर, महाराष्ट्र, क्राॅॅ:आपूर. पिन कोड:-416010 पॅन नं:-ADKPA8522E 2): नाव:-रोहिणी चंद्रकांत अंगापूरकर वय:-54; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: शेळके कॉलनी फुलेवाडी ४ था बस स्टॉप कोल्हापूर, महाराष्ट्र, क्राॅॅ:आपूर. पिन कोड:-416010 पॅन नं:-CQRPA7043N
(9) दस्तऐवज करून दिल्याचा दिनांक	28/05/2025
(10)दस्त नोंदणी केल्याचा दिनांक	29/05/2025
(11)अनुक्रमांक,खंड व पृष्ठ	4096/2025
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	114000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	19000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.