



NARAYAN KHAMKAR

& LAW ASSOCIATES

• ADVOCATE • NOTARY • ARBITRATOR •
Govt. of India

Ref. No. : IHFC/TSR/1414/2026.

Date : 07.09.2026.

Application No. : 77000343776
Transaction Type : Builder Purchase
Applicant : Mr. Jimmy Kumar Jain
Co-Applicant : Ms. Geeta Bhogilal Rathod
Project Financed By : SMFG India Home Finance Limited

To,
The Branch Manager,
ICICI Home Finance Co. Ltd.,
Vishrantwadi Branch, Pune.

- Legal Scrutiny Report pertaining to the file of (1) Mr. Jimmy Kumar Jain and (2) Ms. Geeta Bhogilal Rathod.

- PART I : PROPERTY DETAILS
- Description of Entire Land Property.-

All that piece and parcel of land admeasuring 1805.52 Sq. Mtrs. (1784.00 Sq. Mtrs. as per Property Record Card), out of Plot No. 92, out of Survey Nos. 199 + 204 + 205 + 206/1 and 209/1, bearing New Survey No. 199/1A/92, corresponding to CTS No. 67, situated at Revenue Village Lohegaon, Viman Nagar, Taluka Haveli, District Pune, within the extended limits of the Pune Municipal Corporation and within Registration District Pune and jurisdiction of the Sub-Registrar of Assurances, Haveli, Pune and which is bounded as under.-

On or towards the East : By Plot No. 96 corresponding to CTS No. 58, Lohegaon.
On or towards the South : By remaining portion of Plot No. 92, Lohegaon.
On or towards the West : By Road.
On or towards the North : By Plot No. 91 corresponding to CTS No. 66, Lohegaon.

Hereinafter, referred to as the "Entire Land Property".

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📍 **Pune Off.** - Flat No. 3, Second Floor, Gurudatta Apartment, Behind Bhawkar Garage, Regent Hotel Lane, 180, Shivajinagar (Bhamburda), Pune 411005.
📍 **Kolhapur Off.** - Flat No. 103, Ground Floor, Ninaidevi CHS Ltd., Near MSEB Sub-Station, Karandemala, New Tarabai Park, Behind Circuit House, Kolhapur, 416003.

✉ **email** - nklawassociates1@gmail.com :: 📞 **Mobile No.** - + 91 99 228 10198 ::

- **Description of Subject Property.-**

All that piece and parcel of Flat No. A-1007, having carpet area admeasuring 47.52 Sq. Mtrs., i.e. 511.50 Sq. Ft., together with Open Balcony Area admeasuring 10.10 Sq. Mtrs., i.e. 108.71 Sq. Ft., situated on the 10th Floor, Wing "A", in the project known as "OXY BENICIO PHASE I", together with Covered Car Parking Space bearing No. M8-17, constructed/to be constructed upon the entire land property bearing Plot No. 92 out of Survey Nos. 199 + 204 + 205 + 206/1 and 209/1, New Survey No. 199/1A/92, corresponding to CTS No. 67, situated at Village Lohegaon, Viman Nagar, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation.

Hereinafter, referred to as the "Subject Property".

- **PART II : LIST OF DOCUMENTS SUBMITTED BEFORE ME FOR SCRUTINY AND LEGAL OPINION :**

1. Agreement for Sale, dated 01.09.2026, executed by M/s. Venkatesh Apartment through its partners Mr. Sandip Kondiba Satav and Mr. Rahul Kondiba Satav, for itself and as Power of Attorney holder of the Owners/Holders of Kavita Apartment, to and in favour of (1) Mr. Jimmy Kumar Jain and (2) Ms. Geeta Bhogilal Rathod, which is registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 7, Pune, under Serial No. 25667/2026.

- **PART III : FLOW OF TITLE OF PROPERTY.-**

Upon perusal of the documents placed on record and on the basis of the search conducted on the official records, the chain of title in respect of the subject property is traced as follows:

1. That the entire land property was originally owned by Mr. Prafull Shankar Sudame, whose name was recorded in the ownership/possession record in respect of CTS No. 67, Village Lohegaon. The property comprises an area admeasuring 1805.52 Sq. Mtrs. out of Plot No. 92 out of Survey Nos. 199 + 204 + 205 + 206/1 and 209/1.
2. Thereafter, by an order bearing No. ULC/PUN/(1087)(19)-D/HIV dated 03.08.1987, the said land was granted exemption under Section 20 of the Urban Land (Ceiling and Regulation) Act, 1976, subject to the conditions mentioned therein.

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3. Thereafter, Mr. Prafull Shankar Sudame executed a Development Agreement dated 04.01.1988, whereby he granted and entrusted development rights in favour of M/s. Vishwamitra Rathi & Sathe. The said Development Agreement was duly registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 2, Pune, under Serial No. 324/1988, on 07.01.1988.
4. Thereafter, the Hon'ble Collector, Pune, Revenue Branch granted Non-Agricultural Permission under Section 44 of the Maharashtra Land Revenue Code, 1966, vide Order bearing No. PRH/SR/728/88 dated 20.12.1988, in respect of the larger land admeasuring 2765.52 Sq. Mtrs., permitting its use for residential purposes.
5. M/s. Vishwamitra Rathi & Sathe thereafter developed the property pursuant to the sanctioned building plans. The Agreement for Sale records Commencement Certificate No. 1529 dated 02.07.1982 and Revised Commencement Certificate No. 2321 dated 29.04.1989 issued by the Pune Municipal Corporation. The developer thereafter constructed residential and commercial premises.
6. The documents provided further records that the old building was completed in stages under Completion Certificate Nos. 3090 dated 01.08.1991, 4466 dated 11.06.1992, 378 dated 29.07.1992, 383 dated 19.10.1992, 4470 dated 24.02.1993 and 1832 dated 09.05.1994, followed by Final Completion Certificate No. 3421 dated 17.06.1996 bearing BCO/14/63.
7. Thereafter, the individual purchasers of the residential flats/units and commercial units acquired their respective premises from the then owner and developer under separate registered agreements. Subsequently, Mr. Prafull Shankar Sudame and M/s. Vishwamitra Rathi & Sathe constituted the apartment owners into "Kavita Apartment Condominium" and executed a Deed of Declaration dated 20.07.1994 in respect of Flat Nos. 1 to 41, Shop Nos. 1 and 2 and the respective undivided interest in the common areas and property. The said Deed of Declaration was duly registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 8, Pune, under Serial No. 2570/1994.

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8. Accordingly, the name of “Kavita Apartment” came to be recorded in the possession/ownership column of CTS No. 67 pursuant to Mutation Entry No. 660, which was certified by the City Survey Officer No. 2, Pune on 08.07.2019.
9. Further, pursuant to Mutation Entry No. 44084 and the orders referred to therein, the dual system of maintaining revenue and City Survey records was closed and the 7/12 extract in respect of the land falling within the City Survey limits and converted to non-agricultural use was discontinued.
10. Thereafter, pursuant to the resolution dated 04.07.2021 passed by the owners/unit holders of Kavita Apartment Condominium, the apartment owners decided to redevelop the said property and grant exclusive redevelopment rights in favour of M/s. Venkatesh Apartment.
11. Accordingly, Dr. Smt. Sumira Paramjit Chandhok and other Owners/Unit Holders of Kavita Apartment Condominium executed a Development Agreement dated 22.12.2021, whereby they granted and entrusted redevelopment rights in favour of M/s. Venkatesh Apartment, through its partners Mr. Sandip Kondiba Satav and Mr. Rahul Kondiba Satav. The said Development Agreement was duly registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 10, Pune, under Serial No. 28791/2021.
12. Further, in continuation of and in addition to the aforesaid Development Agreement, the owners/unit holders executed an Irrevocable Power of Attorney dated 22.12.2021 in favour of M/s. Venkatesh Apartment, through its partners Mr. Sandip Kondiba Satav and Mr. Rahul Kondiba Satav, thereby authorising them to undertake and complete redevelopment of the property. The said Irrevocable Power of Attorney was duly registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 10, Pune, under Serial No. 28794/2021.
13. Thereafter, Kavita Apartment Condominium/its owners and M/s. Venkatesh Apartment executed a Deed of Correction dated 25.01.2022, thereby correcting the PAN of the developer appearing in the Development Agreement from AAEAV8336R to AAVFVo495P. The said Deed

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of Correction was duly registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 10, Pune, under Serial No. 2019/2022.

14. Further, vide ULC Order No. ULC/KA-3/K-20/SR/93/2022, Outward No. 115/2023 dated 14.03.2023, issued by the District Collector and Competent Authority, Pune Urban Agglomeration, upon payment of the prescribed amount/Nazrana, the earlier restriction relating to exemption under Section 20 of the ULC Act and prohibition against transfer/sale was directed to be permanently deleted from the revenue/property record.
15. Thereafter, M/s. Venkatesh Apartment prepared the layout and building plans for redevelopment of the property and obtained a Commencement Certificate bearing No. CC/1938/23 dated 07.11.2023 from the Pune Municipal Corporation.
16. Thereafter, M/s. Venkatesh Apartment registered the redevelopment project under the name "OXY BENICIO PHASE I" with the Maharashtra Real Estate Regulatory Authority under MahaRERA Registration No. P52100054196, on 03.01.2024.
17. The project plans were subsequently revised and Pune Municipal Corporation issued Revised Commencement Certificate No. CC/2586/25 dated 08.10.2025, sanctioning the proposed building comprising Lower Ground Floor, Upper Ground Floor, Mezzanine Floor and First to Tenth Floors together with recreation area.
18. However, prior thereto, the present Agreement for Sale expressly records that the project is financed by SMFG India Home Finance Company Limited and that the project/property, flat and/or receivables stand mortgaged/charged in favour of SMFG India Home Finance Company Limited under Mortgage Deed dated 13.08.2025 bearing Document No. 19034/2025.
19. Thus, as aforesaid the said builder/developer, i.e. M/s. Venkatesh Apartment is entitled to develop the entire land property by constructing the multi-storied building on the entire land property. However, the entire land property and subject property is mortgaged to and in favour

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of SMFG India Home Finance Limited. Therefore, the entire land property and subject property is not free from encumbrances.

20. Therefore, the said builder/developer, i.e. M/s. Venkatesh Apartment is entitled to sell, transfer and convey the subject property to and in favour of (1) Mr. Jimmy Kumar Jain and (2) Ms. Geeta Bhogilal Rathod, subject to NOC from SMFG India Home Finance Limited.
21. Thereafter, M/s. Venkatesh Apartment, through its partners Mr. Sandip Kondiba Satav and Mr. Rahul Kondiba Satav, acting for itself and as duly constituted Power of Attorney holder of the Owners/Holders of Kavita Apartment, executed an Agreement for Sale dated 01.09.2026 in favour of (1) Mr. Jimmy Kumar Jain and (2) Ms. Geeta Bhogilal Rathod, in respect of Flat No. A-1007 together with Covered Car Parking No. M8-17. The said Agreement for Sale is duly registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 7, Pune, under Serial No. 25667/2026.
22. Thus, as aforesaid, (1) Mr. Jimmy Kumar Jain and (2) Ms. Geeta Bhogilal Rathod have acquired contractual rights and interest in respect of the subject property under the aforesaid registered Agreement. They shall acquire full right, title and ownership in respect of the subject property upon payment of the entire consideration amount as agreed and stipulated in the said Agreement.

• **PART IV : EVIDENCE OF THE TITLE OF PROPERTY**

1. Agreement for Sale, dated 01.09.2026, executed by M/s. Venkatesh Apartment through its partners Mr. Sandip Kondiba Satav and Mr. Rahul Kondiba Satav, for itself and as Power of Attorney holder of the Owners/Holders of Kavita Apartment, to and in favour of (1) Mr. Jimmy Kumar Jain and (2) Ms. Geeta Bhogilal Rathod, which is registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 7, Pune, under Serial No. 25667/2026.

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• **PART V : OTHER PROVISIONS**

5.1	Whether provisions of urban land ceiling act are applicable?	No.
5.2	Whether any property/ies intend to be given as security to any minor's claim/share?	No.
5.3	Whether the property is affected by any revenue and tenancy regulations; if yes then to what extent?	No.
5.4	Whether the user land has been converted into non-agricultural for residential use by the order of the Competent Authority?	Yes.
5.5	Whether up to date tax/land revenue has been paid in respect of the property?	Not known.
5.6	Whether all original documents for last 13/30 years have been scrutinized; if not give reasons?	I have perused the photocopies as mentioned above.
5.7	Whether required documents are available for creating mortgage?	Yes.
5.8	Whether all the previous owners of the property had the right and competency to transfer the property?	Yes.
5.9	Whether the proposed owners of the property had the right and competency to transfer the property?	Yes.
5.10	What is the tenure of the land; if it is leased? Not applicable years (remaining period)	The said property is having Tenure Class – 1.
5.11	Whether the land is Adivasi (Tribal) Land?	No.

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5.12	Whether the land/property are joint family property?	No.
5.13	Whether SARFAESI Act applicable:	Yes. Subject to the observations mentioned in the flow of title.
5.14	Is land/property/Flat being subject to any reservations/ acquisitions/ requisitions?	No.
5.15	Whether the property has been transferred by a power of attorney (POA) holder of the original landowner in favour of the loan applicant?	No.
5.16	Whether the said POA holder has/had authority to sell the property under POA?	NA
5.17	Whether POA as recorded in 5.15 is registered?	NA
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 of all permission / No objection required?	No.
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	No.

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	premium payable to the Authority upon such transfer.	
5.20	Whether Search Report is obtained and submitted?	Yes.
	Search Receipt Details - I, the undersigned, Advocate Narayan Laxman Khamkar, have conducted an online search in respect of the above-referred subject property by visiting the official website of the Inspector General of Registration (IGR), Government of Maharashtra. The search has been conducted for the period of the last thirteen (13) years, i.e., from 2014 to 2026, in respect of subject property. I have paid the e-Search fee of ₹325/- through GRAS e-Challan bearing GRN No. MH009543822202627U and Department ID No. 438545673. The said payment was duly credited to the Government and utilized for conducting the online property search. Accordingly, the e-Search Receipt bearing No. 1115430198, dated 05.09.2026 at 10:51 AM, was generated prior to obtaining the search results. It is specifically clarified that the entire search and verification have been carried out solely on the basis of the online records available on the IGR portal. No physical or manual search has been conducted by personally visiting any of the offices of the Sub-Registrar of Assurances (SRO). Upon verification of the online search data available on the IGR portal, no adverse entries affecting the title of the subject property have been found during the aforesaid search period. It is further clarified that this search report is based exclusively on the entries and records available online on the IGR portal as on the date and time of generation of the aforesaid e-Search Receipt. Accordingly, this report is subject to any subsequent registrations, encumbrances, claims, charges, notices, court orders, or other entries, if any, that may not have been reflected in the online records as on the date and time of the search.	
5.21	Whether EC is obtained?	No.

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	EC Details	NA
	No. of years EC obtained	NA
	Any Encumbrances to specify	NA
	EC Applied by	NA

• **PART VI : CERTIFICATE.-**

It is certified that, the said builder/developer, i.e. M/s. Venkatesh Apartment is entitled to sell, transfer and convey the subject property to and in favour of (1) Mr. Jimmy Kumar Jain and (2) Ms. Geeta Bhogilal Rathod, subject to NOC from SMFG India Home Finance Limited.

Further, (1) Mr. Jimmy Kumar Jain and (2) Ms. Geeta Bhogilal Rathod have acquired contractual rights and interest in respect of the subject property under the aforesaid registered Agreement. They shall acquire full right, title and ownership in respect of the subject property upon payment of the entire consideration amount as agreed and stipulated in the said Agreement.

• **Following documents needs to be submitted prior to disbursal of loan/at the time of disbursment of the loan:**

1. Original NOC to Sale from SMFG India Home Finance Limited to and in favour of builder/developer, i.e. M/s. Venkatesh Apartment.
2. Original Agreement for Sale, dated 01.09.2026, executed by M/s. Venkatesh Apartment through its partners Mr. Sandip Kondiba Satav and Mr. Rahul Kondiba Satav, for itself and as Power of Attorney holder of the Owners/Holders of Kavita Apartment, to and in favour of (1) Mr. Jimmy Kumar Jain and (2) Ms. Geeta Bhogilal Rathod, which is registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 7, Pune, under Serial No. 25667/2026.
3. Original Payment Receipts issued by the builder/developer, i.e. M/s. Venkatesh Apartment to and in favour of (1) Mr. Jimmy Kumar Jain and (2) Ms. Geeta Bhogilal Rathod.

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4. Original NOC to Mortgage from the said builder/developer, i.e. M/s. Venkatesh Apartment to and in favour of ICICI Home Finance Company Limited, pertaining to the subject property.

• **Following documents are required post disbursal (if any) :**

1. Original Simple (Registered) or the Notice of Intimation regarding mortgage by way of deposit of title deeds.

Thanking you,

Place : Pune.

Date : 07.09.2026.



**Narayan
Laxman
Khamkar**
**NARAYAN L. KHAMKAR
ADVOCATE**

Digitally signed by
Narayan Laxman
Khamkar
Date: 2026.09.07
16:46:09 +05'30'

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SEARCH RESULTS FOUND DURING E-SEARCH OF THE SUBJECT LAND PROPERTY

Doc No.	Doc Name	Regi. Date	SRO Name	Seller	Purchaser	Property
324/1988	Development Agreement	07.01.1988	Joint Sub-Registrar of Assurances, Haveli No. 2, Pune	Mr. Prafull Shankar Sudame	M/s. Vishwamitra Rathi & Sathe	Land bearing CTS No. 67, out of Plot No. 92, out of Survey Nos. 199 + 204 + 205 + 206/1 and 209/1, Village Lohegaon, Pune.
2570/1994	Deed of Declaration	20.07.1994	Joint Sub-Registrar of Assurances, Haveli No. 8, Pune	(1) Mr. Prafulla Shankar Sudame through Power of Attorney Holder Mr. Ashok Shrikrishna Baharay and (2) M/s. Vishwamitra Rathi & Sathe through its Partner Mr. Ashok Shrikrishna Baharay	Kavita Apartment Condominium / Apartment Owners	Flat Nos. 1 to 41, Shop Nos. 1 and 2, together with respective undivided interest in the common areas and property forming part of Kavita Apartment.
28791/2021	Development Agreement	22.12.2021	Joint Sub-Registrar of Assurances, Haveli No. 10, Pune	Dr. Smt. Sumira Paramjit Chandhok and other Owners/Unit Holders of Kavita Apartment Condominium	M/s. Venkatesh Apartment, through its Partners Mr. Sandip Kondiba Satav and Mr. Rahul Kondiba Satav	Property of Kavita Apartment Condominium bearing CTS No. 67, Plot No. 92, Village Lohegaon, Pune, granted for redevelopment.
28794/2021	Irrevocable Power of Attorney	22.12.2021	Joint Sub-Registrar of Assurances, Haveli No. 10, Pune	Dr. Smt. Sumira Paramjit Chandhok and other Owners/Unit Holders of Kavita Apartment Condominium	M/s. Venkatesh Apartment, through its Partners Mr. Sandip Kondiba Satav and Mr. Rahul Kondiba Satav	Authority granted for redevelopment of the property of Kavita Apartment Condominium.
2019/2022	Deed of Correction	25.01.2022	Joint Sub-Registrar of Assurances, Haveli No. 10, Pune	Kavita Apartment Condominium / its Owners	M/s. Venkatesh Apartment	Correction of PAN of the Developer in the Development Agreement from AAEAV8336R to AAVFV0495P.
19034/2025	Mortgage Deed	13.08.2025	Not specified in the Flow of Title – to be verified from Index II/Mortgage Deed	M/s. Venkatesh Apartment / concerned Project Owners – exact mortgagor to be verified	SMFG India Home Finance Company Limited	Project/property, flats and/or receivables of the redevelopment project "OXY BENICIO PHASE I", as disclosed in the Agreement for Sale.
25667/2026	Agreement for Sale	01.09.2026	Joint Sub-Registrar of Assurances, Haveli No. 7, Pune	M/s. Venkatesh Apartment, through its Partners Mr. Sandip Kondiba Satav and Mr. Rahul Kondiba Satav, for itself and as Power of Attorney Holder of the Owners/Holders of Kavita Apartment	(1) Mr. Jimmy Kumar Jain and (2) Ms. Geeta Bhogilal Rathod	Flat No. A-1007, carpet area 47.52 Sq. Mtrs. (511.50 Sq. Ft.), together with Open Balcony Area 10.10 Sq. Mtrs. (108.71 Sq. Ft.), on the 10th Floor, Wing "A", in "OXY BENICIO PHASE I", together with Covered Car Parking No. M8-17.

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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P52100054196**

Project: **OXY BENICIO PHASE 1**, Plot Bearing / CTS / Survey / Final Plot No.: **Old Survey No. 199,204.206,209 Plot no.92 ,New Survey No. 199/1A/92 ,CTS No. 67 at LOHGAON, Haveli, Pune, 411014;**

1. **Venkatesh Apartment** having its registered office / principal place of business at Tehsil: **Haveli, District: Pune, Pin: 411014.**
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **03/01/2024** and ending with **30/06/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:03-01-2024 12:37:28

Dated: **03/01/2024**

Place: **Mumbai**

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

MH009543822202627U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
05 Sep 2026	Receipt	Receipt no.: 1115430198
	Name of the Applicant :	Advocate Narayan Laxman Khamkar
	Details of property of which document has to be searched :	Dist :Pune Village :Lohgaon S.No/CTS No/G.No. : 199
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH009543822202627U		
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'.		



CHALLAN
MTR Form Number-6



GRN	MH009543822202627U	BARCODE			Date	03/09/2026-13:06:35		Form ID		
Department Inspector General Of Registration					Payer Details					
Search Fee					TAX ID / TAN (If Any)					
Type of Payment Other Items					PAN No.(If Applicable)					
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN					Full Name		Advocate Narayan Laxman Khamkar			
Location PUNE										
Year 2026-2027 One Time					Flat/Block No.					
Account Head Details				Amount In Rs.	Premises/Building					
0030072201 SEARCH FEE				9750.00	Road/Street					
					Area/Locality					
					Town/City/District					
					PIN					
					Remarks (If Any)					
					Amount In		Nine Thousand Seven Hundred Fifty Rupees Only			
Total				9,750.00	Words					
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	00040572026090346397		CPAHEZRIO4	
Cheque/DD No.					Bank Date	RBI Date	03/09/2026-13:24:07		Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID : 438545673

Mobile No. : XXXXXX6987

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

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.