



NARAYAN KHAMKAR

& LAW ASSOCIATES

• ADVOCATE • NOTARY • ARBITRATOR •
Govt. of India

Ref. No. : IHFC/TSR/1535/2026.

Date : 24.09.2026.

Application No. : 77000362616
Transaction Type : Resale
Applicant : Mr. Rahul Laxman Suryawanshi
Co-Applicant : Mrs. Varsha Rahul Suryawanshi
Existing Owner : Mrs. Jija Raju Vanmore
Existing Lender : Nil.

To,

The Branch Manager,

ICICI Home Finance Co. Ltd.,

Main Branch, Pune.

- Legal Scrutiny Report pertaining to the file of Mr. Rahul Laxman Suryawanshi and Mrs. Varsha Rahul Suryawanshi.

- **PART I : PROPERTY DETAILS**

- **DESCRIPTION OF SUBJECT PROPERTY.-**

All that piece and parcel of land admeasuring 46.00 Square Metres, forming part of City Survey No. 434/1, corresponding to old Survey No. 50/2/1/1, situated at Village Ghorpadi, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation, bearing Pune Municipal Corporation Property No. P/1/04/02384000, and within the Registration District Pune and Sub-Registration District Haveli and which is bounded as under.-

On or towards the East: Property belonging to Ved.

On or towards the West: Property belonging to Urankar.

On or towards the South: Remaining portion of the Survey Number.

On or towards the North: Common Road.

Hereinafter, referred to as the "Subject 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.

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

1. Sale Deed dated 30.01.2025, executed by Smt. Gauri Kisan Waghmare to and in favour of Smt. Jija Raju Vanmore, registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 6, Pune, under Serial No. 2844/2025.

• **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 subject property was originally owned by Mr. Suresh Pandurang Kawade.
2. Thereafter, Mr. Suresh Pandurang Kawade has executed the Sale Deed, dated 12.07.2000 and thereby sold, transferred and conveyed the subject property to and in favour of Gauri Kisan Waghmare. The said sale deed is duly registered in the office of Sub – Registrar of Assurances, Haveli No. 3, Pune under serial number 4876/2000.
3. Thereafter, Smt. Gauri Kisan Waghmare has executed the Sale Deed dated 30.01.2025, and thereby sold, transferred and conveyed the land admeasuring 46.00 Square Metres, forming part of City Survey No. 434/1, corresponding to old Survey No. 50/2/1/1, situated at Village Ghorpadi, Taluka Haveli, District Pune, to and in favour of Smt. Jija Raju Vanmore, for a total consideration of Rs. 12,00,000/-. The said Sale Deed is duly registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 6, Pune, under Serial No. 2844/2025, on 31.01.2025.
4. Thus, as aforesaid the subject property is owned and possessed by Mrs. Jija Raju Vanmore. Her title to the subject property is valid, legal, marketable and enforceable in the courts of law. Further, the subject property is free from encumbrances. Therefore, Mrs. Jija Raju Vanmore is entitled to sell, transfer and convey the subject property to and in favour of Mrs. Varsha Rahul Suryawanshi or any other prospective purchaser/s.

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

1. Sale Deed, dated 30.01.2025, executed by Smt. Gauri Kisan Waghmare to and in favour of Smt. Jija Raju Vanmore, which is registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 6, Pune, under Serial No. 2844/2025, on 31.01.2025.

• **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.

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5.9	Whether the proposed owners of the property had the right and competency to transfer the property?	No.
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.
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	No.

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	permission/NOC is required and list of all permission / No objection required?	
5.19	Whether any permission/consent is required to sell the property upon invocation of the mortgage. If so, indicate the Authority from whom the permission is required; Indicative Time Line to obtain such permission; and any premium payable to the Authority upon such transfer.	No.
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. MH010543748202627U and Department ID No. 371605161. The said payment was duly credited to the Government and utilized for conducting the online property search. Accordingly, the e-Search Receipt bearing No. 1115483153, dated 23.09.2026 at 11:07 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.	

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	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.
	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 subject property is owned and possessed by Mrs. Jija Raju Vanmore. Her title to the subject property is valid, legal, marketable and enforceable in the courts of law. Further, the subject property is free from encumbrances. Therefore, Mrs. Jija Raju Vanmore is entitled to sell, transfer and convey the subject property to and in favour of Mrs. Varsha Rahul Suryawanshi or any other prospective purchaser/s.

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

1. Original Sale Deed, dated 12.07.2000, executed by Mr. Suresh Pandurang Kawade to and in favour of Gouri Kisan Waghmare, which is registered in the office of Sub-Registrar of Assurances, Haveli No. 3, Pune under serial number 4876/2000.
2. Sale Deed, dated 30.01.2025, executed by Smt. Gauri Kisan Waghmare to and in favour of Smt. Jija Raju Vanmore, which is registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 6, Pune, under Serial No. 2844/2025, on 31.01.2025.

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3. Latest Property Card Extract of the subject property.

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

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

Thanking you,

Place : Pune.

Date : 24.09.2026.



**Narayan
Laxman
Khamkar**

**NARAYAN L. KHAMKAR
ADVOCATE**

Digitally signed
by Narayan
Laxman Khamkar
Date: 2026.09.24
21:38:24 +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
4876/2000	Sale Deed	12.07.2000	Sub-Registrar of Assurances, Haveli No. 3, Pune	Mr. Suresh Pandurang Kawade	Gouri Kisan Waghmare	Subject property forming part of CTS No. 434/1, corresponding to old Survey No. 50/2/1/1, situated at Village Ghorpadi, Taluka Haveli, District Pune.

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MH010543748202627U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
23 Sep 2026	Receipt	Receipt no.: 1115483153
	Name of the Applicant :	Advocate Narayan Laxman Khamkar
	Details of property of which document has to be searched :	Dist :Pune Village :Ghorpadi S.No/CTS No/G.No. : 434
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH010543748202627U		
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	MH010543748202627U	BARCODE			Date	21/09/2026-15:03:11		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.	00040572026092178409		CPAHGZJMF5	
Cheque/DD No.					Bank Date	RBI Date	21/09/2026-15:24:04		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 : 371605161

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.