



NARAYAN KHAMKAR

& LAW ASSOCIATES

• ADVOCATE • NOTARY • ARBITRATOR •
Govt. of India

Ref. No. : IHFC/TSR/1551/2026.

Date : 30.09.2026.

Application No. : 77000363372
Transaction Type : Prime HL Builder Purchase
Applicant : Mr. Sandip Shivaji Yelwande
Co-Applicant : Mrs. Sayali Sandip Yelwande

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

- **Legal Scrutiny Report pertaining to the file of (1) Mr. Sandip Shivaji Yelwande and (2) Mrs. Sayali Sandip Yelwande.**

- **PART I : PROPERTY DETAILS**

- **Description of Entire Land Property.-**

All that piece and parcel of land admeasuring 00 Hectare 38.97 Are, equivalent to 3,897 sq. mtrs., out of Gat No. 217, having a total area of 00 Hectare 62 Are, situated at Village Dudulgaon, Taluka Haveli, District Pune, within the limits of Pimpri Chinchwad Municipal Corporation and the registration jurisdiction of Sub-Registrar of Assurances, Haveli, Pune. The land comprises 2,957 sq. mtrs. acquired by M/s. Imperial Buildcon under a Sale Deed and 940 sq. mtrs. over which it acquired development rights under two Development Agreements and which is bounded as under.-

On or towards the East : By 18-metre D.P. Road.
On or towards the West : By Gat No. 216.
On or towards the South : By Gat No. 210.
On or towards the North : By Gat No. 218.

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.

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• **DESCRIPTION OF SUBJECT PROPERTY.-**

All that piece and parcel of Flat No. 1001, having a carpet area of 54.22 sq. mtrs., together with an enclosed balcony having a carpet area of 4.88 sq. mtrs., an open balcony having an area of 8.75 sq. mtrs., and the exclusive right to use one covered car parking space, situated on the Tenth Floor of the project known as "SHREESHA ICON", being constructed on the entire land property described above at Village Dudulgaon, Taluka Haveli, District Pune.

Hereinafter, referred to as the "Subject Property".

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

1. Copy of the proposed Agreement for Sale concerning Flat No. 1001, between M/s. Imperial Buildcon and Mrs. Sayali Sandip Yalwande, with the consenting parties named therein.
2. Copy of the Partnership Deed of M/s. Imperial Buildcon.
3. Copy of the Development Agreement dated 19.07.2024, executed by Mr. Hanumant Chabu Pawar, with the consenting parties, in favour of M/s. Imperial Buildcon, registered in the office of Sub-Registrar of Assurances, Haveli No. 5, Pune, under Serial No. 16567/2024.
4. Copy of the Development Agreement dated 19.07.2024, executed by Mr. Hanumant Chabu Pawar, with the consenting parties, in favour of M/s. Imperial Buildcon, registered in the office of Sub-Registrar of Assurances, Haveli No. 5, Pune, under Serial No. 16570/2024.
5. Copy of the Sale Deed dated 24.07.2024, executed by Mr. Bajirao Chabu Pawar, with the consenting parties, in favour of M/s. Imperial Buildcon, registered in the office of Sub-Registrar of Assurances, Haveli No. 17, Pune, under Serial No. 15978/2024 on 08.08.2024.
6. Copy of the 7/12 extract for Gat No. 217, Village Dudulgaon.

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7. Copy of the Additional Tahsildar's letter bearing No. Jamin/NA/SR/509/2024 dated 07.11.2024, concerning non-agricultural assessment for residential use.
8. Copy of the MahaRERA Registration Certificate for SHREESHA ICON, Registration No. P52100079397.

• **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 land bearing Gat No. 217, Village Dudulgaon, admeasuring 00 Hectare 62 Are, was originally owned by Mr. Chabu Rambhau alias Rama Pawar. Following his death, the names of his legal heirs, namely Mr. Bajirao Chabu Pawar, Mr. Hanumant Chabu Pawar, Mrs. Manda Laxman Bhoir and Smt. Vachhalabai Chabu Pawar, were entered in the revenue record vide Mutation Entry No. 741.
2. Thereafter, Mrs. Manda Laxman Bhoir alias Manda Chabu Pawar executed a Release Deed dated 11.07.2012, thereby releasing her share in favour of Mr. Bajirao Chabu Pawar and Mr. Hanumant Chabu Pawar. The said Release Deed was duly registered in the office of Sub-Registrar of Assurances, Haveli No. 17, Pune, under Serial No. 6941/2012. The release was reflected in the revenue record vide Mutation Entry No. 2079.
3. Thereafter, Mr. Bajirao Chabu Pawar, Mr. Hanumant Chabu Pawar and Smt. Vachhalabai Chabu Pawar executed a Partition Deed dated 28.12.2012. Under the said partition, an area of 00 Hectare 31 Are each was allotted to Mr. Bajirao Chabu Pawar and Mr. Hanumant Chabu Pawar. The said Partition Deed was duly registered in the office of Sub-Registrar of Assurances, Haveli No. 17, Pune, under Serial No. 13011/2012, and was reflected in the revenue record vide Mutation Entry No. 2108.

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4. Thereafter, Mr. Hanumant Chabu Pawar, with the consent of Mrs. Mangal Hanumant Pawar, Mr. Ajay Hanumant Pawar, Mrs. Arti Lahu Hagavane, Smt. Vachhalabai Chabu Pawar and Mrs. Ashwini Ajay Pawar, executed a Development Agreement dated 19.07.2024, whereby development rights in respect of 470 sq. mtrs. out of Gat No. 217 were granted to M/s. Imperial Buildcon. The said Development Agreement was duly registered in the office of Sub-Registrar of Assurances, Haveli No. 5, Pune, under Serial No. 16567/2024.
5. Further, in continuation of the aforesaid Development Agreement, Mr. Hanumant Chabu Pawar, with the consenting parties, executed an Irrevocable Power of Attorney dated 19.07.2024 in favour of M/s. Imperial Buildcon to carry out the acts necessary for development of the said portion. The said Power of Attorney was registered in the office of Sub-Registrar of Assurances, Haveli No. 5, Pune, under Serial No. 16569/2024.
6. Thereafter, Mr. Hanumant Chabu Pawar, with the aforesaid consenting parties, executed another Development Agreement dated 19.07.2024, whereby development rights in respect of a further 470 sq. mtrs. out of Gat No. 217 were granted to M/s. Imperial Buildcon. The said Development Agreement was duly registered in the office of Sub-Registrar of Assurances, Haveli No. 5, Pune, under Serial No. 16570/2024.
7. Further, in continuation of the second Development Agreement, Mr. Hanumant Chabu Pawar, with the consenting parties, executed an Irrevocable Power of Attorney dated 19.07.2024 in favour of M/s. Imperial Buildcon. The said Power of Attorney was registered in the office of Sub-Registrar of Assurances, Haveli No. 5, Pune, under Serial No. 16571/2024. Thus, M/s. Imperial Buildcon acquired development rights over an aggregate area of 940 sq. mtrs.
8. Thereafter, Mr. Bajirao Chabu Pawar, with the consent of Mrs. Meena Bajirao Pawar, Mr. Vijay Bajirao Pawar and Smt. Vachhalabai Chabu Pawar, executed a Sale Deed dated 24.07.2024, and thereby sold, transferred and conveyed an area of 2,957 sq. mtrs. out of Gat No. 217 to and in favour of M/s. Imperial Buildcon. The said Sale Deed was duly registered in the office of Sub-

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Registrar of Assurances, Haveli No. 17, Pune, under Serial No. 15978/2024 on 08.08.2024. The purchaser's name was entered in the revenue record vide Mutation Entry No. 3714.

9. Accordingly, M/s. Imperial Buildcon holds ownership rights over 2,957 sq. mtrs. and development rights over 940 sq. mtrs., together constituting the project land admeasuring 3,897 sq. mtrs. out of Gat No. 217.
 10. Thereafter, Pimpri Chinchwad Municipal Corporation sanctioned building plans for the project. The proposed Agreement for Sale refers to Commencement Certificate No. B.P./DUDULGAON/60/2024 dated 28.10.2024 and Revised Commencement Certificate No. B.P./DUDULGAON/04/2025 dated 27.01.2025.
 11. Thereafter, the Additional Tahsildar, Pimpri Chinchwad, Taluka Haveli, District Pune, issued letter bearing No. Jamin/NA/SR/509/2024 dated 07.11.2024 concerning the non-agricultural assessment of the project land admeasuring 3,897 sq. mtrs. for residential use.
 12. Thereafter, M/s. Imperial Buildcon registered the project "SHREESHA ICON" with MahaRERA under Registration No. P52100079397. The supplied certificate states a registration period commencing 03.03.2025 and ending 30.07.2029, unless renewed.
 13. Thus, as aforesaid the said builder/developer, i.e. M/s. Imperial Buildcon is entitled to develop the entire land property by constructing the multi-storied building thereon. Further, the entire land property and subject property is free from encumbrances. Therefore, the said builder/developer, i.e. M/s. Imperial Buildcon is entitled to sell, transfer and convey the subject property to and in favour of Mrs. Sayali Sandip Yalwande or any other prospective purchaser/s.
- **PART IV : EVIDENCE OF THE TITLE OF PROPERTY**
1. Development Agreement dated 19.07.2024, executed by Mr. Hanumant Chabu Pawar, with the consenting parties, in favour of M/s. Imperial Buildcon, registered in the office of Sub-Registrar of Assurances, Haveli No. 5, Pune, under Serial No. 16567/2024.

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2. Irrevocable Power of Attorney dated 19.07.2024, executed by Mr. Hanumant Chabu Pawar, with the consenting parties, in favour of M/s. Imperial Buildcon, registered in the office of Sub-Registrar of Assurances, Haveli No. 5, Pune, under Serial No. 16569/2024.
3. Development Agreement dated 19.07.2024, executed by Mr. Hanumant Chabu Pawar, with the consenting parties, in favour of M/s. Imperial Buildcon, registered in the office of Sub-Registrar of Assurances, Haveli No. 5, Pune, under Serial No. 16570/2024.
4. Irrevocable Power of Attorney dated 19.07.2024, executed by Mr. Hanumant Chabu Pawar, with the consenting parties, in favour of M/s. Imperial Buildcon, registered in the office of Sub-Registrar of Assurances, Haveli No. 5, Pune, under Serial No. 16571/2024.
5. Sale Deed dated 24.07.2024, executed by Mr. Bajirao Chabu Pawar, with the consenting parties, in favour of M/s. Imperial Buildcon, registered in the office of Sub-Registrar of Assurances, Haveli No. 17, Pune, under Serial No. 15978/2024 on 08.08.2024.
6. Power of Attorney referred to in connection with the Sale Deed, executed by Mr. Bajirao Chabu Pawar in favour of M/s. Imperial Buildcon and reported under Serial No. 15979/2024. Its execution date and registration date require verification from its Index II or registered copy.

• **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.

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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?	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	No.

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	original landowner in favour of the loan applicant?	
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 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),	

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	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. 1115496058, dated 26.09.2026 at 01:23 PM, 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.
	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, builder/developer, i.e. M/s. Imperial Buildcon is entitled to develop the entire land property by constructing the multi-storied building thereon. Further, the entire land property and subject property is free from encumbrances. Therefore, the said builder/developer,

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i.e. M/s. Imperial Buildcon is entitled to sell, transfer and convey the subject property to and in favour of Mrs. Sayali Sandip Yalwande or any other prospective purchaser/s.

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

1. Original Agreement to be executed and registered by M/s. Imperial Buildcon, a registered partnership firm through its authorised owners and with the consent of the original land owners to and in favour of Mrs. Sayali Sandip Yalwande, pertaining to the subject property.
2. Original Payment Receipts issued by the builder/developer, i.e. M/s. Imperial Buildcon to and in favour of Mrs. Sayali Sandip Yalwande, pertaining to the subject property.
3. Original NOC to Mortgage from the builder/developer, i.e. M/s. Imperial Buildcon to and in favour of ICICI Home Finance Company Limited, peratining to 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 : 30.09.2026.



**Narayan
Laxman
Khamkar**

**NARAYAN L. KHAMKAR
ADVOCATE**

Digitally signed by Narayan
Laxman Khamkar
Date: 2026.09.30 07:11:41 +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
1461/2010	Deed of Conveyance	09.02.2010	Sub-Registrar, Haveli No. 5 (Pimpri), Pune	(1) Mr. Bajirao Chhabu Pawar, (2) Mrs. Vatsalabai Chhabu Pawar, (3) Mr. Hanumant Chhabu Pawar, and (4) Mrs. Manda Laxman Bhoir.	Mr. Sandeep Rasiklal Shah.	Land situated at Village Dudulgaon, bearing Gat No. 217, admeasuring approximately 285 sq. mtrs., forming part of the executants' share and occupation out of the total area of 00 Hectare 62 Ares, reserved for and affected by an 18.00-metre road.
11624/2010	Acknowledgment / Payment Receipt	25.11.2010	Sub-Registrar, Haveli No. 5 (Pimpri), Pune	Mr. Bajirao Chhabu Pawar and others, through their power of attorney holder Mr. Sandeep Rasiklal Shah.	Deputy Director, Town Planning Department, Pimpri Chinchwad Municipal Corporation, represented by Town Planner Mr. Prashant Shimpi.	Land admeasuring 285 sq. mtrs. out of Gat No. 217, situated at Village Dudulgaon, affected by the proposed 18-metre road under the partly sanctioned Development Plan for the newly extended limits of Pimpri Chinchwad Municipal Corporation.
6941/2012	Release Deed	11.07.2012	Joint Sub-Registrar, Haveli No. 17, Pune	Mrs. Manda Laxman Bhoir, formerly Miss Manda Chhabu Pawar.	(1) Mr. Bajirao Chhabu Pawar and (2) Mr. Hanumant Chhabu Pawar.	The entire area representing the executant's undivided share in the following properties situated at Village Dudulgaon: (1) Survey/Gat No. 214, admeasuring 00 Hectare 52 Ares plus Pot Kharaba area of 00 Hectare 06 Ares, aggregating 00 Hectare 58 Ares; (2) Survey/Gat No. 217, admeasuring 00 Hectare 62 Ares; and (3) Survey/Gat No. 226, admeasuring 00 Hectare 13 Ares. The said shares are the subject matter of this Release Deed without consideration.
13011/2012	Partition Deed	28.12.2012	Joint Sub-Registrar, Haveli No. 17, Pune	(1) Mr. Bajirao Chhabu Pawar, (2) Mr. Hanumant Chhabu Pawar, and (3) Mrs. Vachhalabai Chhabu Pawar.	—	Properties situated at Village Dudulgaon allotted under the Partition Deed as follows: To Mr. Bajirao Chhabu Pawar: 00 Hectare 31 Ares out of the total area of 00 Hectare 62 Ares in Survey/Gat No. 217, and 00 Hectare 6.5 Ares out of the total area of 00 Hectare 13 Ares in Survey/Gat No. 226. To Mr. Hanumant Chhabu Pawar: 00 Hectare 31 Ares out of the total area of 00 Hectare 62 Ares in Survey/Gat No. 217, and 00 Hectare 6.5 Ares out of the total area of 00 Hectare 13 Ares in Survey/Gat No. 226. To Mrs. Vachhalabai Chhabu Pawar: No area allotted.
16567/2024	Development Agreement	19.07.2024	Joint Sub-	Confirming parties: (1) Mr. Ajay	M/s. Imperial Buildcon, through	Land situated at Village Dudulgaon, bearing Gat No.

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			Registrar, Haveli No. 5, Pune	Hanumant Pawar, (2) Mrs. Mangal Hanumant Pawar, (3) Mrs. Aarti Lahu Hagawane, (4) Mrs. Vachhalabai Chhabu Pawar, and (5) Mrs. Ashwini Ajay Pawar; together with (6) Mr. Hanumant Chhabu Pawar.	its partners (1) Mr. Santosh Sambhaji Lokhande, (2) Mr. Suraj Ashok Darshale, (3) Mr. Vishal Sambhaji Karpe, (4) Mr. Akash Baban Jaid, and (5) Mr. Rohit Shantaram Pawar.	217, having a total area of 00 Hectare 62 Ares, assessed at ₹2.87, out of which the executants' ownership share and possession comprise 00 Hectare 29.57 Ares, assessed at ₹1.37. Out of the said share, land admeasuring 00 Hectare 4.70 Ares is granted for development and forms the subject matter of this Development Agreement.
16570/2024	Development Agreement	19.07.2024	Joint Sub- Registrar, Haveli No. 5, Pune	Confirming parties: (1) Mrs. Mangal Hanumant Pawar, (2) Mrs. Vachhalabai Chhabu Pawar, (3) Mr. Ajay Hanumant Pawar, (4) Mrs. Aarti Lahu Hagawane, and (5) Mrs. Ashwini Ajay Pawar; together with (6) Mr. Hanumant Chhabu Pawar.	M/s. Imperial Buildcon, through its partners (1) Mr. Rohit Shantaram Pawar, (2) Mr. Suraj Ashok Darshale, (3) Mr. Santosh Sambhaji Lokhande, (4) Mr. Vishal Sambhaji Karpe, and (5) Mr. Akash Baban Jaid.	Land situated at Village Dudulgaon, bearing Gat No. 217, having a total area of 00 Hectare 62 Ares, assessed at ₹2.87, out of which the executants' ownership share and possession comprise 00 Hectare 29.57 Ares, assessed at ₹1.37. Out of the said share, land admeasuring 00 Hectare 4.70 Ares is granted for development and forms the subject matter of this Development Agreement.
15978/2024	Sale Deed	08.08.2024	Joint Sub- Registrar, Haveli No. 17, Pune	Confirming parties: (1) Mrs. Vachhalabai Chhabu Pawar, (2) Mrs. Mina Bajirao Pawar, and (3) Mr. Vijay Bajirao Pawar; together with (4) Mr. Bajirao Chhabu Pawar.	M/s. Imperial Buildcon, through its partners (1) Mr. Suraj Ashok Darshale, (2) Mr. Akash Baban Jaid, (3) Mr. Rohit Shantaram Pawar, (4) Mr. Vishal Sambhaji Karpe, and (5) Mr. Santosh Sambhaji Lokhande.	Land situated at Village Dudulgaon, bearing Gat No. 217, having a total area of 00 Hectare 62 Ares, assessed at ₹2.87, out of which the entire ownership share and area in the executants' possession being sold is recorded as "00 Hectare 0.29.57 Ares", assessed at ₹1.37. The said property forms the subject matter of this Sale Deed.
4338/2025	Lease Deed	01.03.2025	Joint Sub- Registrar, Haveli No. 17, Pune	Maharashtra State Electricity Distribution Company Limited.	M/s. Imperial Buildcon, through its partners (1) Mr. Vishal Sambhaji Karpe, (2) Mr. Suraj Ashok Darshale, (3) Mr. Santosh Sambhaji Lokhande, (4) Mr. Akash Baban Jaid, and (5) Mr. Rohit Shantaram Pawar.	Land admeasuring 45 sq. mtrs. out of the executants' area of 00 Hectare 29.57 Ares, forming part of the total area of 00 Hectare 62 Ares in Gat No. 217, situated at Village Dudulgaon, Taluka Haveli, District Pune.

NARAYAN KHAMKAR & LAW ASSOCIATES

 **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 ::



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

Registration Certificate of Project

1. This registration is granted under section 5 of the Act to the following project under project registration number :

P52100079397

- Project **SHREESHA ICON**
- Plot Bearing / CTS / Survey / Final Plot No.: **GAT NO 217 P AT DUDULGAON at Pimpri Chinchawad (M Corp.), Haveli, Pune, 412105**
- **IMPERIAL BUILDCON** having its registered office / principal place of business at **Moshi, Haveli, Pune, 412105**

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 subclause (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 me/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 **03/03/2025** and ending with **30/07/2029** 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.

"This certificate of registration supersedes and replaces the previous certificate of registration dated 22/05/2026"

Digitally Signed By

Prakash Kaluram Sabale
Secretary, MahaRERA)

20 AUG 2026 11:36:30 AM +0530



Dated: 20/08/2026

Place : Mumbai

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

Summary

Project Name: SHREESHA ICON

Project Registration Certificate Number: P52100079397

Promoter Name: IMPERIAL BUILDCON

Original Project Completion date: 30/07/2029

Project Type: Residential / Group Housing

Correction update Summary

Application for Correction u/s 14(2)	Date of Approval
Correction-1	10/03/2026
Correction-2	22/05/2026

"The certificate of registration supersedes and replaces the previous certificate of registration dated 22/05/2026"



IMPERIAL BUILDCON

Site Address : G No. 217 Dudulgaon Kelgaon Road Moshi, Pune - 412105.
Contact : +91 91300 54800 / 91300 54700 Email : imperialbuildcon7@gmail.com

Disclosure for secured/unsecured finance availed for the project

Date: -17-06-2025

Name of the Promoter Organization: - **IMPERIAL BUILDCON**

Name of the Project: - **SHREESHA ICON**

I, **SANTOSH SAMBHAJI LOKHANDE** promoter of the project, duly authorised by the promoter of the proposed project, do hereby solemnly declare, undertake, and state that the following are the details of Secured/unsecured finance availed for the project by mortgaging land or Building/flat or both and serve the loan interest from 'RERA Designated Separate Bank Account' for project **SHREESHA ICON**

1.

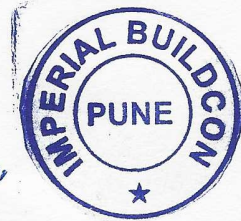
Table 1

Sr. no.	Details	
1	Name of the Lender	NA
2	Address of the lender or lender branch	NA
3	Date of borrowing/ Disbursement	NA
4	Sanctioned Amount	NA
5	Disbursed Amount	NA
6	Outstanding Amount	NA
7	Details of Mortgage (If any)	NA

2. Declaration of CA certifying that loan amount is used for this project only is also enclosed.

Promoter

IMPERIAL BUILDCON



Lokhande SS

Stamp and Signature

**[MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
(Real Estate (Regulation & Development) Rules, 2017)]**

LOAN UTILIZATION CERTIFICATE

Date : 13-06-2025

Project Name :- SHREESHA ICON

Promoter Name :- IMPERIAL BUILDCON

I, CA Prajakta V. Wable, a Chartered Accountant; having office at Moshi, Pune is issuing this certificate with respect to the real estate project being registered with Maharashtra RERA.

We draw your attention to the Mandatory deposit of the money into the RERA Designated bank account borrowed by the promoter by the mortgage of the project land and utilization for the same project development purposes.

Details of Borrowings, Expenditure incurred and Closing Balances

Name of the Lender	NA	
Sanctioned Amount	NA	
Amount disbursed	Date	Amount
	NA	NIL
	Total	
Amount Utilized		
Date	Nature	Amount
NA	NA	NIL
Total		
Balance Unspent	NIL	

Certified that I have satisfied myself that the conditions on which borrowings were sanctioned have been duly fulfilled and that I have exercised following checks to see that the money has been actually utilized for the purpose for which it was sanctioned. There is no unspent amount to deposit in the RERA Designated bank account as per the aforesaid notification.

Date : 17/06/2025

Place : Pune

UDIN : 25165097BMGZWI3712



PRAJAKTA V. WABLE
Chartered Accountants

Wable

M. No. 165097
Proprietor

MH010543748202627U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
26 Sep 2026	Receipt	Receipt no.: 1115496058
	Name of the Applicant :	Advocate Narayan Laxman Khamkar
	Details of property of which document has to be searched :	Dist :Pune Village :Dudulgaon S.No/CTS : No/G.No. : 217
	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.