



NARAYAN KHAMKAR

& LAW ASSOCIATES

• ADVOCATE • NOTARY • ARBITRATOR •
Govt. of India

Ref. No. : IHFC/TSR/1448/2026.

Date : 12.09.2026.

Application No. : 7792133774
Transaction Type : Resale
Applicant : Mr. Sahil Sadik Shaikh
Co-Applicant : Nil
Existing Owner : 1. Mr. Anand Vittal Shetty and
2. Mrs. Vinaya Anand Shetty
Existing Lender : Nil.

To,

The Branch Manager,

ICICI Home Finance Co. Ltd.,

Main Branch, Pune.

- Legal Scrutiny Report pertaining to the file of (1) Mr. Sahil Sadik Shaikh

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

All that piece and parcel of the entire land property, aggregating to 00 H 87 R, consisting of the following two parcels, lying and situated at Village Wakad, Taluka Mulshi, District Pune, within the limits of Pimpri Chinchwad Municipal Corporation, Registration District Pune and Sub-District Taluka Mulshi:

1) All that piece and parcel of land admeasuring 00 H 36 R out of Survey No. 156, Hissa No. 2A/1, bounded as under:

On or towards the East – Survey No. 156

On or towards the West – Survey No. 156

On or towards the South – Survey No. 156

On or towards the North – Survey No. 156

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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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II) All that piece and parcel of land admeasuring 00 H 51 R bearing Survey No. 156, Hissa No. 2A/2, bounded as under:

On or towards the East – Survey No. 156/3

On or towards the West – Survey Nos. 151 and 152

On or towards the South – Survey No. 156/2B

On or towards the North – Survey No. 156/2A

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

- **Description of Subject Property.-**

All that piece and parcel of property bearing Flat No. C-601, i.e. Flat No. 601 in Wing “C”, having an area admeasuring 62.61 sq. mtrs. Carpet Area together with adjoining same-level Terrace admeasuring 9.62 sq. mtrs., situated on the 6th Floor, together with the right to use Open Parking, in the building/project known as “LAXMI DEEP”, constructed on the aforesaid entire land bearing Survey No. 156, Hissa No. 2A/1 and Survey No. 156, Hissa No. 2A/2, situated at Village Wakad, Taluka Mulshi, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation.

Hereinafter, referred to as the "Subject Property".

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

1. Articles of Agreement, dated 27.10.2016, executed by M/s. L.S. Mehetre through its Proprietor Mr. Laxman Sahebanna Mehetre to and in favour of (1) Mr. Anand Vittal Shetty and (2) Mrs. Vinaya Anand Shetty, which is registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 5, Pune under Serial No. 8865/2016.

- **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 larger land bearing Survey No. 156/2A was originally recorded in the name of Smt. Sunitibai Ramchandra Wale since the year 1944. Mr. Ramchandra Dagdu Kalate was a

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protected tenant in respect of a portion thereof. Pursuant to proceedings under Section 32G of the Bombay Tenancy and Agricultural Lands Act and Order bearing No. LSP/V/44 dated 31.10.1972 passed by the Upper Tahasildar, Mulshi, Mr. Ramchandra Dagdu Kalate paid the purchase price and acquired his portion, and his name was recorded on New Tenure basis under Mutation Entry No. 2095.

2. Thereafter, Smt. Sunitibai Ramchandra Wale executed a registered Sale Deed dated 01.02.1979, thereby selling and transferring her portion admeasuring about 0 Acre 50 Gunthas to and in favour of Mr. Taraman Vithoba Wakadkar. Consequent thereto, the portion purchased by Mr. Taraman Vithoba Wakadkar was renumbered as Survey No. 156/2A/2, while the portion remaining with Mr. Ramchandra Dagdu Kalate was renumbered as Survey No. 156/2A/1, and Mutation Entry No. 2319 was effected.
3. Thereafter, pursuant to the orders passed in Civil Suit No. 269/1992, Darkhast No. 106/1995 and the Tahasildar's letter dated 04.10.1995, Survey No. 156/2A/1 was partitioned amongst the concerned members. The actual page image records 00 H 30 R in the share of Mr. Laxman Ramchandra Kalate and 00 H 21 R in the share of Mr. Appa Ramchandra Kalate and Mutation Entry No. 5598 was effected. The OCR text of the document incorrectly reads the first figure as "36 R". Mr. Laxman Ramchandra Kalate thereafter died on 13.11.1997 leaving behind (1) Mr. Hanumant Laxman Kalate, (2) Mr. Somnath Laxman Kalate, (3) Smt. Kalika Laxman Kalate and (4) Smt. Baby Laxman Kalate as his legal heirs, whose names were entered under Mutation Entry No. 6891.
4. Thereafter, Mr. Appa Ramchandra Kalate, Mrs. Usha Appa Kalate, Master Dhananjay Appa Kalate, Ms. Dhanashri Appa Kalate, Ms. Seema Appa Kalate through their natural guardian Mr. Appa Ramchandra Kalate and Mrs. Nanda Ashok Aarde executed a Development Agreement dated 16.12.2005, whereby they granted the development rights in respect of their land to and in favour of Mr. Prakash Aburao Tate and Mr. Ganesh Nandkumar Naik. The said Development Agreement was registered in the office of Sub-Registrar of Assurances, Haveli No. 15, Pune

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under Serial No. 7755/2005. They also executed a Power of Attorney on the same day in favour of the said developers, registered under Serial No. 7756/2005.

5. There was thereafter a dispute arising out of a Visar Pavati dated 16.12.2005 between Mr. Appa Ramchandra Kalate and M/s. Paramount Infrastructure through its Proprietor Ms. Sheetal Tejwani, resulting in Special Civil Suit No. 732/2006. A Notice of Lis Pendens was registered in the office of Sub-Registrar of Assurances, Haveli No. 7 under Serial No. 2214/2008, and Mutation Entry No. 11368 was effected. Subsequently, the dispute was settled, the suit was withdrawn and M/s. Paramount Infrastructure through Ms. Sheetal Tejwani executed a Deed of Cancellation of Lis Pendens dated 25.03.2011, registered with Sub-Registrar Haveli No. 17 under Serial No. 3448/2011, whereupon the Lis Pendens remark was deleted under Mutation Entry No. 13206.
6. Thereafter, the owners of the aforesaid 00 H 21 R portion, acting through their attorneys Mr. Prakash Aburao Tate and Mr. Ganesh Nandkumar Naik, executed a Sale Deed dated 19.05.2011, thereby selling and transferring the said portion to and in favour of Mr. Laxman Sahebanna Mehetre. The said Sale Deed was registered in the office of Sub-Registrar of Assurances, Haveli No. 17 under Serial No. 5316/2011, and Mutation Entry No. 13348 was effected.
7. Thereafter, Mr. Hanumant Laxman Kalate and others, with the consent of Mrs. Shubhangi Prakash Tate, executed a Sale Deed dated 19.05.2011, thereby selling and transferring land admeasuring 00 H 15 R to and in favour of Mr. Laxman Sahebanna Mehetre. The said Sale Deed was registered in the office of Sub-Registrar of Assurances, Haveli No. 17 on 06.06.2011 under Serial No. 5446/2011, and Mutation Entry No. 13349 was effected.
8. The aforesaid portions were subject to New Tenure restrictions. The Sub-Divisional Officer, Maval, Pune, by Order bearing No. Tenancy Act/43/SR/47/2011 dated 16.05.2011, granted permission for sale. Mr. Laxman Sahebanna Mehetre thereafter paid Nazrana of Rs.1,22,38,000/-, and by Order dated 27.08.2011 passed by the Tahasildar, Mulshi, the

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relevant remark regarding payment of 50% market value for conversion to N.A. use was deleted, which was reflected under Mutation Entry No. 13465.

9. So far as Survey No. 156/2A/2 is concerned, Mr. Taraman Vithoba Wakadkar and others executed a Development Agreement dated 08.04.2005 in favour of Mr. Sanjay Chandanmal Jain, registered with Sub-Registrar Haveli No. 17 under Serial No. 2585/2005, together with a Power of Attorney registered under Serial No. 2586/2005.
10. Thereafter, Mr. Sanjay Chandanmal Jain, with the consent of Mr. Taraman Vithoba Wakadkar and others, executed a Development Agreement dated 20.10.2005 in favour of Mr. Prakash Aburao Tate and Mr. Ganesh Nandkumar Naik, which was registered in the office of Sub-Registrar Haveli No. 15 on 18.01.2006 under Serial No. 451/2006, together with a Power of Attorney registered under Serial No. 452/2006.
11. Thereafter, Mr. Prakash Aburao Tate and Mr. Ganesh Nandkumar Naik, with the consent of Mr. Taraman Vithoba Wakadkar and others and Mr. Sanjay Chandanmal Jain, executed a Development Agreement dated 08.06.2006 in favour of M/s. B.U. Bhandari Scheme through its Partner Mr. Rajnish Maniklal Bhandari, which was registered in the office of Sub-Registrar Haveli No. 15 on 26.06.2006 under Serial No. 4339/2006, together with a Power of Attorney registered under Serial No. 4340/2006.
12. Thereafter, Mr. Taraman Vithoba Wakadkar and others, with the consent of Mr. Prakash Aburao Tate, Mr. Ganesh Nandkumar Naik and M/s. B.U. Bhandari Schemes, executed the Sale Deed dated 22.12.2010, thereby selling and transferring Survey No. 156/2A/2 admeasuring 00 H 51 R to and in favour of Mr. Laxman Sahebanna Mehetre. The said Sale Deed was registered in the office of Sub-Registrar Haveli No. 17 on 23.12.2010 under Serial No. 14630/2010, and Mutation Entry No. 13043 was effected.
13. Thus, Mr. Laxman Sahebanna Mehetre became owner of 00 H 36 R out of Survey No. 156/2A/1 and 00 H 51 R bearing Survey No. 156/2A/2. Thereafter, he obtained the sanctioned layout and building plans and the Commencement Certificate bearing No. BP/Layout/Wakad/04/2013

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dated 15.01.2013 from Pimpri Chinchwad Municipal Corporation and obtained the N.A. Order bearing No. PMA/NA/SR/69/13 dated 10.04.2013. Subsequently, the building plans were revised vide BP/Layout/Wakad/37/2014 dated 23.04.2014 and again vide BP/Wakad/138/2014 dated 24.11.2014. The project constructed thereon is known as “LAXMI DEEP”.

14. Thereafter, M/s. L.S. Mehetre, through its Proprietor Mr. Laxman Sahebanna Mehetre, executed the Articles of Agreement dated 27.10.2016, thereby agreeing to sell and allot Flat No. 601 on the 6th Floor in Wing C in the project “Laxmi Deep” to and in favour of (1) Mr. Anand Vittal Shetty and (2) Mrs. Vinaya Anand Shetty, for consideration of Rs.55,50,000/-. The said Articles of Agreement was duly registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 5, Pune, under Serial No. 8865/2016.
15. Thereafter, the purchasers paid the consideration as agreed and the builder/developer M/s. L.S. Mehetre through its Proprietor Mr. Laxman Sahebanna Mehetre handed over vacant and peaceful possession of Flat No. C-601 to Mrs. Vinaya Anand Shetty and Mr. Anand Vittal Shetty on 06.11.2016.
16. The PCMC Property Tax Receipt dated 14.04.2025 for the year 2025-2026 further records the property in the names of Anand Vittal Shetty and Vinaya Anand Shetty in respect of Flat C-601.
17. Thereafter, Mr. Anand Vittal Shetty executed a Leave and License Agreement dated 27.06.2023 in favour of Mr. Sameer Appalal Patel in respect of Flat No. C-601, situated on the 6th Floor, in the building/society known as “Laxmi Deep Society”, Near Ranjai Hotel, Bhujbal Vasti, Wakad, Pune – 411057. The said Leave and License Agreement has been duly registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 19, Pune, under Serial No. 12960/2023.
18. Thereafter, Mr. Anand Vittal Shetty executed another Leave and License Agreement dated 24.03.2025 in favour of Mr. Sameer Appalal Patel in respect of Flat No. C-601, situated on the 6th Floor, in the building/society known as “Laxmi Deep Society”, Bhujbal Vasti, Wakad, Pune

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– 411057. The said Leave and License Agreement has been duly registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 3, Pune, under Serial No. 8523/2025.

19. Thus, as aforesaid the subject property is owned and possessed by (1) Mr. Anand Vittal Shetty and (2) Mrs. Vinaya Anand Shetty. Their title to the subject property is valid, legal, marketable and enforceable in the courts of law. Further, the subject property is free from encumbrances.

20. Therefore, (1) Mr. Anand Vittal Shetty and (2) Mrs. Vinaya Anand Shetty are entitled to sell, transfer and convey the subject property to and in favour of Mr. Sahil Sadik Shaikh or any other prospective purchaser/s.

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

1. Articles of Agreement, dated 27.10.2016, executed by M/s. L.S. Mehetre through its Proprietor Mr. Laxman Sahebanna Mehetre to and in favour of (1) Mr. Anand Vittal Shetty and (2) Mrs. Vinaya Anand Shetty, which is registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 5, Pune under Serial No. 8865/2016.

• **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.

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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 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

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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), 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. MH010023554202627U and Department ID No. 530338658. The said		

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	payment was duly credited to the Government and utilized for conducting the online property search. Accordingly, the e-Search Receipt bearing No. 1115447132, dated 10.09.2026 at 04:48 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, the subject property is owned and possessed by (1) Mr. Anand Vittal Shetty and (2) Mrs. Vinaya Anand Shetty. Their 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, (1) Mr. Anand Vittal Shetty and (2) Mrs. Vinaya Anand Shetty are entitled to sell, transfer and convey the subject property to and in favour of Mr. Sahil Sadik Shaikh and Nil or any other prospective purchaser/s.

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

1. Original Articles of Agreement, dated 27.10.2016, executed by M/s. L.S. Mehetre through its Proprietor Mr. Laxman Sahebanna Mehetre to and in favour of (1) Mr. Anand Vittal Shetty and (2) Mrs. Vinaya Anand Shetty, which is registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 5, Pune under Serial No. 8865/2016.
2. Original Possession Letter issued by the builder/developer, i.e. M/s. L.S. Mehetre to and in favour of (1) Mr. Anand Vittal Shetty and (2) Mrs. Vinaya Anand Shetty, pertaining to the subject property.
3. Leave and License Agreement dated 27.06.2023, executed by Mr. Anand Vittal Shetty, as Licensor, in favour of Mr. Sameer Appalal Patel, as Licensee, which is registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 19, Pune, under Serial No. 12960/2023.
4. Leave and License Agreement dated 24.03.2025, executed by Mr. Anand Vittal Shetty, as Licensor, in favour of Mr. Sameer Appalal Patel, as Licensee, which is registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 3, Pune, under Serial No. 8523/2025.
5. Original NOC/Consent to Mortgage from Mr. Sameer Appalal Patel, if he is in possession of the subject property as Licensee under the Leave and License Agreement registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 3, Pune, under Serial No. 8523/2025; OR a Declaration from the owner/Licensor, namely Mr. Anand Vittal Shetty, confirming that the said Licensee, Mr. Sameer Appalal Patel, is not in possession of the subject property.
6. Original Deed of Assignment to be executed and registered by (1) Mr. Anand Vittal Shetty and (2) Mrs. Vinaya Anand Shetty to and in favour of Mr. Sahil Sadik Shaikh, pertaining to the subject property.

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7. Original NOC to Mortgage from the builder/developer, i.e. M/s. L. S. Mehetre or the Co-Operative Housing Society, if it is formed 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 : 12.09.2026.



**Narayan
Laxman
Khamkar**

**NARAYAN L. KHAMKAR
ADVOCATE**

Digitally signed by
Narayan Laxman
Khamkar
Date: 2026.09.12
19:29:34 +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
4662/2015	Reconveyance Deed	17.06.2015	Sub-Registrar of Assurances, Haveli No. 7, Pune	Mangalmurti Sahakari Patsanstha Maryadit, through Secretary Mr. Suresh Damodar Jadhav	Mr. Mohan Dhanaji Dhiwar and Mr. Michael Mohan Dhiwar	Survey No. 63, Hissa No. 1/2, area 2000 Sq. Ft., i.e. 186 Sq. Mtrs., together with RCC construction admeasuring about 1300 Sq. Ft., Village Kharadi.
6972/2015	Mortgage Deed	10.09.2015	Sub-Registrar of Assurances, Haveli No. 7, Pune	Mr. Manvel Mohan Dhiwar, with Mr. Mohan Dhanaji Dhiwar as Confirming Party	Mangalmurti Nagari Sahakari Patsanstha Maryadit, Khulewadi, through Secretary Mr. Suresh Damodar Jadhav	Survey No. 63, Hissa No. 1/2, Private Hissa No. 12, area 2000 Sq. Ft., i.e. 186 Sq. Mtrs., together with 10 Ft. x 10 Ft. construction, Village Kharadi.
7058/2023	Reconveyance Deed	25.04.2023	Sub-Registrar of Assurances, Haveli No. 7, Pune	Mangalmurti Nagari Sahakari Patsanstha Maryadit, Khulewadi, through Secretary Mr. Suresh Damodar Jadhav	Mr. Manvel Mohan Dhiwar, with Mr. Mohan Dhanaji Dhiwar as Confirming Party	New Survey No. 63/1/2A, Old Survey No. 63 Hissa No. 1/2, Private Hissa No. 12, area 2000 Sq. Ft., i.e. 186 Sq. Mtrs., Village Kharadi; reconveyance of Mortgage Deed No. 6972/2015.
7057/2023	Mortgage Deed	26.04.2023	Sub-Registrar of Assurances, Haveli No. 7, Pune	Mr. Marcus Mohan Dhiwar and Mr. Mohan Dhanaji Dhiwar	Mangalmurti Nagari Sahakari Patsanstha Maryadit, Khulewadi, through Secretary Mr. Suresh Damodar Jadhav	Survey No. 63/1/2A, total area 00 H 79.01 R, out of which 00 H 01.86 R / 2000 Sq. Ft. / 186 Sq. Mtrs., together with RCC Ground + First Floor construction admeasuring about 2700 Sq. Ft., Village Kharadi.
9501/2025	Reconveyance Deed	25.04.2025	Sub-Registrar of Assurances, Haveli No. 7, Pune	Mangalmurti Nagari Sahakari Patsanstha Maryadit, Khulewadi, through Secretary Mr. Suresh Damodar Jadhav	Mr. Marcus Mohan Dhiwar and Mr. Mohan Dhanaji Dhiwar	Survey No. 63/1/2A, area 00 H 01.86 R / 2000 Sq. Ft. / 186 Sq. Mtrs., together with RCC Ground + First Floor construction; reconveyance of Mortgage Deed No. 7057/2023.
5570/2025	Sale Deed	26.05.2025	Joint Sub-Registrar of Assurances, Purandar, Pune	Mr. Mohan Dhanaji Dhiwar	(1) Mrs. Uma Govind Salwadi and (2) Mr. Govind Ramchandra Salwadi	Survey No. 63/1/2A, total area 00 H 79.01 R, out of which 186 Sq. Mtrs. / 2000 Sq. Ft. / 00 H 01.86 R, together with construction admeasuring 257.486 Sq. Mtrs. / 2771.556 Sq. Ft., Ground + First Floor, PMC Property No. P/G/07/03256000, Village Kharadi.
5184/2025	Agreement Relating to Deposit of Title Deeds (Pawn)	06.06.2025	Joint Sub-Registrar of Assurances, Haveli No. 17, Pune	(1) Mrs. Uma Govind Salwadi and (2) Mr. Govind Ramchandra Salwadi	Piramal Finance Limited, Pune	New Survey No. 63/1/2A, Old Survey No. 63/1/2, Village Kharadi, Pune; mortgage created by way of deposit of title deeds in favour of Piramal Finance Limited.

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 ::

MH010023554202627U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
10 Sep 2026	Receipt	Receipt no.: 1115447132
	Name of the Applicant :	Advocate Narayan Laxman Khamkar
	Details of property of which document has to be searched :	Dist :Pune Village :Wakad S.No/CTS No/G.No. : 156
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH010023554202627U		
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 MH010023554202627U		BARCODE 		Date 10/09/2026-16:34:21		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		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			6500.00	Road/Street							
				Area/Locality							
				Town/City/District							
				PIN							
				Remarks (If Any)							
				Amount In		Six Thousand Five Hundred Rupees Only					
Total			6,500.00	Words							
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN		Ref. No.		00040572026091048085		CPAHFUDLH0	
Cheque/DD No.				Bank Date		RBI Date		10/09/2026-16:24:35		Not Verified with RBI	
Name of Bank				Bank-Branch			STATE BANK OF INDIA				
Name of Branch				Scroll No. , Date			Not Verified with Scroll				

Mobile No. : XXXXXX6987

Department ID : 530338658 Mobile NO. : 7
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

NOTE: This channel is valid for reason mentioned in type of payment only. Not valid for other reasons or unregistered document.