



NARAYAN L. KHAMKAR

B.S.L., LL.B.(Spl.)

ADVOCATE & NOTARY

(Government of India)

Ref. No. : IHFC/TSR/1090/2026.

Date : 18.07.2026.

Application No. : 77000310940
Transaction Type : Builder PCNDTA
Applicant : Mr. Anant Dadarao Biradar
Co-Applicant : Mrs. Sunanda Anant Biradar

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

- **Legal Scrutiny Report pertaining to the file of Mr. Anant Dadarao Biradar and Mrs. Sunanda Anant Biradar.**

- **PART I : PROPERTY DETAILS**

- **Description of Subject Property.-**

All that piece and parcel of residential tenement bearing Flat No. 803, having a carpet area admeasuring 59.27 square metres, situated in Building No. A22, under the LIG category, forming part of "Sector 12 Housing Scheme", bearing Scheme Code PC-12, constructed by the Pune Metropolitan Region Development Authority at Sector No. 12, Chikhali, Taluka Haveli, District Pune, within the limits of the Pimpri Chinchwad Municipal Corporation, together with the right to use the common areas and facilities appurtenant thereto.

Hereinafter, referred to as the "Subject Property".

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

1. Provisional Offer Letter dated 15.05.2026, issued by the Pune Metropolitan Region Development Authority in favour of (1) Mrs. Sunanda Anant Biradar and (2) Mr. Anant

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Dadarao Biradar, pertaining to Flat No. 803, Building No. A22, under the Sector 12 LIG Housing Scheme, bearing Application No. 1250002570 and Scheme Code PC-12.

2. Occupancy Certificates issued by the Pune Metropolitan Region Development Authority in respect of the buildings forming part of the Sector 12 Housing Scheme.

• **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. The underlying land forming part of Sector No. 12 was acquired, allotted, transferred or otherwise vested in the Pune Metropolitan Region Development Authority for development in accordance with the sanctioned development plan and the applicable statutory provisions. The precise acquisition notifications, awards, possession receipts and revenue entries must be referred to from PMRDA's project-title records.
2. Thereafter, PMRDA formulated and undertook the Sector 12 Affordable Housing Scheme for constructing residential units under the EWS and LIG categories. The official PMRDA record states that Sector 12, Phase II comprises 6,452 affordable housing units and includes LIG-A tenements having an area of approximately 59.27 square metres.
3. Thereafter, PMRDA obtained the requisite layout permissions, building permissions, environmental permissions and other statutory approvals for development and construction of the said housing project.
4. Thereafter, PMRDA constructed Building No. A22 as part of the Sector 12 Housing Scheme. The Occupancy Certificate produced on record should be specifically verified to confirm that Building No. A22 and Flat No. 803 fall within the portion authorised for occupation.

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5. Thereafter, (1) Mrs. Sunanda Anant Biradar and (2) Mr. Anant Dadarao Biradar submitted an online application bearing No. 1250002570 for allotment of an LIG tenement under the Sector 12 Housing Scheme.
6. Pursuant to the online lottery process, Flat No. 803, situated in Building No. A22, having a carpet area admeasuring 59.27 square metres, was provisionally offered to the applicants under Scheme Code PC-12.
7. Accordingly, PMRDA issued a Provisional Offer Letter dated 15.05.2026 to (1) Mrs. Sunanda Anant Biradar and (2) Mr. Anant Dadarao Biradar for the aforesaid flat at the provisional price of Rs.38,68,455/-, subject to payment of the prescribed amount, verification of their eligibility documents and compliance with all terms and conditions of the scheme.
8. The said Provisional Offer Letter requires payment of 25% of the price, amounting to Rs.9,57,113.75, within the stipulated period. The remaining 75%, amounting to Rs.29,01,341.25, is payable within the time and in the manner stipulated by PMRDA.
9. Thus, as aforesaid, the Pune Metropolitan Region Development Authority (PMRDA) was legally entitled and competent to develop the Entire Land Property and has accordingly developed the same by constructing multi-storied buildings thereon. Further, (1) Mrs. Sunanda Anant Biradar and (2) Mr. Anant Dadarao Biradar are entitled to the allotment of the Subject Property in accordance with the applicable rules and regulations of PMRDA. They shall acquire title to the Subject Property upon due compliance with the terms and conditions stipulated in the Provisional Offer Letter issued by PMRDA and upon execution and registration of the appropriate conveyance deed or other title document, as prescribed under the applicable rules and regulations of PMRDA.

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

1. Provisional Offer Letter dated 15.05.2026, issued by the Pune Metropolitan Region Development Authority in favour of (1) Mrs. Sunanda Anant Biradar and (2) Mr. Anant Dadarao Biradar, pertaining to Flat No. 803, Building No. A22, under the Sector 12 LIG Housing Scheme, bearing Application No. 1250002570 and Scheme Code PC-12.

• **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?	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.
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.

	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. MH006686384202627U and Department ID No. 144022086. The said payment was duly credited to the Government and utilized for conducting the online property search. Accordingly, the e-Search Receipt bearing No. 1115269006, dated 18.07.2026 at 08:15 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		

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	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.-**

I hereby certify that PMRDA was legally entitled to develop the Entire Land Property and has developed the same by constructing multi-storied buildings thereon. Further, (1) Mrs. Sunanda Anant Biradar and (2) Mr. Anant Dadarao Biradar are provisionally entitled to the allotment of the Subject Property. They shall acquire title thereto upon compliance with the terms of the Provisional Offer Letter and execution and registration of the appropriate conveyance deed by PMRDA in their favour.

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

1. Original Provisional Offer Letter dated 15.05.2026, issued by the Pune Metropolitan Region Development Authority (PMRDA) in favour of (1) Mrs. Sunanda Anant Biradar and (2) Mr. Anant Dadarao Biradar, pertaining to the Subject Property.

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2. Original No Objection Certificate/Permission to Mortgage issued by PMRDA in favour of the lending bank/financial institution, pertaining to the Subject Property.

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

1. Original Final Allotment/Sanction Letter issued by PMRDA in favour of (1) Mrs. Sunanda Anant Biradar and (2) Mr. Anant Dadarao Biradar, pertaining to the Subject Property.
2. Original receipts evidencing payment of the applicants' contribution towards the consideration amount of the Subject Property to PMRDA.
3. Original Agreement/Lease Deed/Conveyance Deed, duly executed and registered by PMRDA in favour of (1) Mrs. Sunanda Anant Biradar and (2) Mr. Anant Dadarao Biradar, pertaining to the Subject Property.
4. Original Simple (Registered) Mortgage or the Notice of Intimation regarding mortgage by way of deposit of title deeds.

Thanking you,

Place : Pune.

Date : 18.07.2026.



**Narayan
Laxman
Khamkar**

**NARAYAN L. KHAMKAR
ADVOCATE**

Digitally signed by
Narayan Laxman
Khamkar
Date: 2026.07.21
21:14:02 +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 / Executant	Purchaser / Beneficiary	Property
Nil	Nil	Nil	Nil	Nil	Nil	Nil

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MH006686384202627U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
18 Jul 2026	Receipt	Receipt no.: 1115269006
	Name of the Applicant :	Advocate Narayan Laxman Khamkar
	Details of property of which document has to be searched :	Dist :Pune Village :Bhosari S.No/CTS No/G.No. : 12
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH006686384202627U		
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 MH006686384202627U		BARCODE 		Date 18/07/2026-20:12:45		Form ID					
Department Inspector General Of Registration				Payer Details							
Type of Payment Search Fee 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			325.00		Road/Street						
					Area/Locality						
					Town/City/District						
					PIN						
					Remarks (If Any)						
					Amount In		Three Hundred Twenty Five Rupees Only				
Total			325.00		Words						
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN		Ref. No.		00040572026071881473		CPAGZXDIA9	
Cheque/DD No.				Bank Date		RBI Date		18/07/2026-20:24:13		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 : 144022086 Mobile No. : X
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

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 नमद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.