



NARAYAN L. KHAMKAR

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

ADVOCATE & NOTARY

(Government of India)

Ref. No. : IHFC/TSR/1212/2026.

Date : 04.08.2026.

Application No. : 77000310186
Transaction Type : Resale Home Loan
Applicant : Mr. Ritesh Satish Shinde
Co-Applicants : Mr. Satish Arjun Shinde
Existing Owner : 1. Mr. Vijay Dhondu Pawar
2. Mrs. Vandana Vijay Pawar

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

- Legal Scrutiny Report pertaining to the file of (1) Mr. Ritesh Satish Shinde and (2) Mr. Satish Arjun Shinde.

- **PART I : PROPERTY DETAILS**

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

All that piece and parcel of land bearing Gat Nos. 308 and 309, admeasuring 9 Hectares 52 Ares, out of which the development land admeasures 8 Hectares 47 Ares, Gat No. 338 admeasuring 3,800 Sq. Mtrs., and Gat No. 339 admeasuring 1 Hectare 17 Ares, situated at Village – Jambhul, Taluka – Maval, District – Pune, within the limits of Gram Panchayat Jambhul and Zilla Parishad, Pune, and within the jurisdiction of the Sub-Registrar of Assurances, Maval, Pune, together with all easements, appurtenances and rights attached thereto and which is bounded as under.-

On or towards the East : Gat Nos. 259, 249, 248, 247, 246, 245, 244 and Gat No. 339.

On or towards the West : Gat No. 339, Gat No. 340 and Railway Line.

On or towards the South : Railway Line and Gat No. 337.

Narayan L. Khamkar (Advocate)

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On or towards the North : Remaining area admeasuring 1 Hectare 05 Ares out of Gat Nos. 308 and 309, Gat No. 338 and Railway Line.

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

• **Description of Subject Property.-**

All that piece and parcel of Residential Flat No. 101, admeasuring 64.75 Sq. Mtrs. (697 Sq. Ft.) carpet area together with terrace admeasuring 7.15 Sq. Mtrs. (77½ Sq. Ft.), situated on the First Floor of Building No. "Q" in the project known as "Vision City", constructed on the entire land bearing Gat Nos. 308 and 309, admeasuring 9 Hectares 52 Ares, out of which the development land admeasures 8 Hectares 47 Ares, Gat No. 338 admeasuring 38 Ares and Gat No. 339 admeasuring 1 Hectare 17 Ares, situated at Village – Jambhul, Taluka – Maval, District – Pune, together with one covered car parking space and all easements, appurtenances and rights attached thereto.

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 05.09.2014, executed by M/s. Shubban Properties, a partnership firm acting through its partners, to and in favour of (1) Mr. Vijay Dhondu Pawar and (2) Mrs. Vandana Vijay Pawar, which is registered in the office of the Sub-Registrar of Assurances, Maval-2, Pune, under Serial No. 4658/2014, dated 06.09.2014.

• **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 and possessed by Thereafter, (1) Mrs. Pushpa Sanjay Navghane, (2) Mrs. Suman Vitthal Kedari, (3) Mrs. Mangal Madhukar Chopade, (4) Mr. Jaywant Bajirao Navghane, (5) Mrs. Laxmibai Jaywant Navghane, (6) Mr. Baliram Jaywant Navghane, (7) Mr. Rohidas Vasant Navghane, (8) Mr. Sharad Vasant Navghane, (9)

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Mr. Navin Vasant Navghane, (10) Mr. Kashinath Bajirao Navghane, (11) Mrs. Housabai Kashinath Navghane, (12) Mr. Namdev Kashinath Navghane, (13) Mrs. Sulochana Namdev Navghane, (14) Mr. Ramdas Kashinath Navghane, (15) Mrs. Sunita Ramdas Navghane, (16) Mrs. Sushila Jayaram Malpote, (17) Mrs. Taibai Malhari Sutar, (18) Mrs. Sumitra Balu Lohare, (19) Mr. Lalchand Bajirao Navghane, (20) Mrs. Ratnabai Lalchand Navghane, (21) Mr. Kaluram Lalchand Navghane, (22) Mrs. Jyoti Kaluram Navghane, (23) Mr. Dhananjay Lalchand Navghane, (24) Mrs. Malati Dhananjay Navghane, (25) Mrs. Lalita Kaluram Kanoharkar, (26) Mrs. Parvatibai Popat Navghane, (27) Mrs. Savita Popat Navghane, (28) Mr. Baliram Jaywant Navghane, (29) Mrs. Sindhubai Baliram Navghane, (30) Mr. Shankar Jaywant Navghane, (31) Mrs. Asha Shankar Navghane, (32) Mr. Sandip Baliram Navghane, (33) Mr. Vasant Bajirao Navghane, (34) Mrs. Sugandha Vasant Navghane, (35) Mr. Rohidas Vasant Navghane, (36) Mrs. Housabai alias Kausabai Zhumbar Navghane, (37) Mr. Khandu Zhumbar Navghane, (38) Mrs. Bhambabai Khandu Navghane, (39) Mr. Sanjay Zhumbar Navghane, (40) Mrs. Savitra Ganesh Dabhane, (41) Mrs. Janaku Gangaram Kedari, (42) Mr. Shankar Gangaram Kedari, (43) Mr. Tukaram Janaku Kedari, (44) Mrs. Vimal Ramchandra Mohite, (45) Mrs. Alka Janu Kedari, (46) Mrs. Asha Prabhakar Satkar, (47) Mrs. Manjula Namdev Pingale and (48) Mrs. Radhabai Namdev Pingale.

2. Thereafter, the said owners have executed a Deed of Conveyance (Abhihastantaranpatra) dated 03.07.2007 and thereby sold, transferred and conveyed their undivided right, title and interest in the southern portion admeasuring 4 Hectares 53 Ares, out of the jointly owned land bearing Gat Nos. 308 and 309, situated at Village – Jambhul, Taluka – Maval, District – Pune, to and in favour of M/s. Shubban Properties, a partnership firm acting through its partners (1) Mr. Bhausahab Sopanrao Bhoir, (2) Mr. Rajeshkumar Naupatlal Sakla and (3) Mr. Shyam Sadharam Agarwal. The said Deed of Conveyance (Abhihastantaranpatra) has been duly registered in the office of the Sub-Registrar of Assurances, Maval, under Serial No. 5039/2007, dated 03.07.2007. Thus, by virtue of the aforesaid registered document, M/s. Shubban

Properties acquired the right, title and interest of the executants in the aforesaid portion of the land and became entitled to hold, possess, develop and enjoy the same in accordance with law.

3. Thereafter, M/s. Shubban Properties, through its Partner Mr. Rajeshkumar Naupatlal Sakla, submitted the proposed layout and building plans in respect of the land bearing Gat Nos. 308 and 309 admeasuring 8 Hectares 47 Ares, Gat No. 338 admeasuring 3,800 Sq. Mtrs. and Gat No. 339 admeasuring 11,700 Sq. Mtrs., situated at Village – Jambhul, Taluka – Maval, District – Pune, before the District Collector, Pune. Upon consideration of the proposal and the recommendation of the Assistant Director, Town Planning, Pune, the District Collector was pleased to sanction the proposed layout/building plans. Further, the District Collector, Pune, granted Non-Agricultural permission in respect of the aforesaid land by issuing N.A. Order bearing No. PMS/NSR/94/07, dated 30.03.2007, thereby permitting the conversion of the said land from agricultural use to non-agricultural use together with approval for development in accordance with the sanctioned layout/building plans. Accordingly, M/s. Shubban Properties became entitled to develop the entire land property by constructing the proposed residential project thereon.
4. Thereafter, M/s. Shubban Properties executed an Agreement for Sale dated 05.09.2014, whereby it agreed to sell, transfer and convey Flat No. 404, admeasuring 647 Sq. Ft. carpet area together with terrace admeasuring 21 Sq. Ft., situated on the First Floor of Building No. D in the project known as "Vision City," to and in favour of Mr. Vijay Dhondu Pawar and Mrs. Vandana Vijay Pawar. The said Agreement has been duly registered in the office of the Sub-Registrar of Assurances, Maval-2, Pune, under Serial No. 4658/2014, dated 06.09.2014.
5. Thereafter, Mr. Vijay Dhondu Pawar and Mrs. Vandana Vijay Pawar paid the entire sale consideration to M/s. Shubban Properties in terms of the aforesaid Agreement for Sale. Accordingly, upon receipt of the entire consideration amount and completion of the construction, M/s. Shubban Properties handed over the vacant and peaceful physical possession of Flat No. 404, admeasuring 647 Sq. Ft. carpet area together with terrace

admeasuring 21 Sq. Ft., situated on the First Floor of Building No. D in the project known as "Vision City", to and in favour of Mr. Vijay Dhondu Pawar and Mrs. Vandana Vijay Pawar, who thereupon became entitled to hold, occupy and enjoy the subject flat property as its lawful owners.

6. Thus, as aforesaid the subject property is owned and possessed by Mr. Vijay Dhondu Pawar and Mrs. Vandana Vijay Pawar. 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, Mr. Vijay Dhondu Pawar and Mrs. Vandana Vijay Pawar are entitled to sell, transfer and convey the subject property to and in favour of Mr. Ritesh Satish Shinde and Mr. Satish Arjun Shinde or any other prospective purchaser/s.

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

1. Agreement for Sale dated 05.09.2014, executed by M/s. Shubban Properties, a partnership firm acting through its partners, to and in favour of (1) Mr. Vijay Dhondu Pawar and (2) Mrs. Vandana Vijay Pawar, which is registered in the office of the Sub-Registrar of Assurances, Maval-2, Pune, under Serial No. 4658/2014, dated 06.09.2014.

• **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.

	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	

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	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. MH007275875202627E and Department ID No. 576138923. The said payment was duly credited to the Government and utilized for conducting the online property search. Accordingly, the e-Search Receipt bearing No. 1115312976, dated 31.07.2026 at 12:07 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

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• **PART VI : CERTIFICATE.-**

It is hereby certified that, the subject property is owned and possessed by Mr. Vijay Dhondu Pawar and Mrs. Vandana Vijay Pawar. 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, Mr. Vijay Dhondu Pawar and Mrs. Vandana Vijay Pawar are entitled to sell, transfer and convey the subject property to and in favour of Mr. Ritesh Satish Shinde and Mr. Satish Arjun Shinde 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 for Sale dated 05.09.2014, executed by M/s. Shubban Properties, a partnership firm acting through its partners, to and in favour of (1) Mr. Vijay Dhondu Pawar and (2) Mrs. Vandana Vijay Pawar, which is registered in the office of the Sub-Registrar of Assurances, Maval-2, Pune, under Serial No. 4658/2014, dated 06.09.2014.
2. Original Possession Letter issued by the builder/developer, i.e. M/s. Shubban Properties to and in favour of Mr. Vijay Dhondu Pawar and Mrs. Vandana Vijay Pawar, peratining to the subject property.
3. Original Deed of Assignment to be executed and registered by Mr. Vijay Dhondu Pawar and Mrs. Vandana Vijay Pawar to and in favour of Mr. Ritesh Satish Shinde and Mr. Satish Arjun Shinde, pertaining to the subject property.
4. Original NOC to Mortgage from the builder/developer, i.e. Shubban Properties or the Co-Opeartie Housing Society, if it is formed to and in favour of ICICI Home Finance Company Limited, peratining to the subject property.

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

1. Original Simple (Registered) Mortgage or the Notice of Intimation regarding mortgage by way of deposit of title deeds for additional/enhanced loan amount.

Thanking you,

Place : Pune.

Date : 04.08.2026.



**Narayan
Laxman
Khamkar**

**NARAYAN L. KHAMKAR
ADVOCATE**

Digitally signed by
Narayan Laxman
Khamkar
Date: 2026.08.04
07:56:08 +05'30'

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

Doc No.	Doc Name	Regi. Date	SRO Name	Seller	Purchaser	Property
5039/2007	Deed of Conveyance (Abhihastantaranpatra)	03.07.2007	Sub- Registrar of Assurances, Maval	(1) Mrs. Pushpa Sanjay Navghane, (2) Mrs. Suman Vitthal Kedari, (3) Mrs. Mangal Madhukar Chopade, (4) Mr. Jaywant Bajirao Navghane, (5) Mrs. Laxmibai Jaywant Navghane, (6) Mr. Baliram Jaywant Navghane and several other legal heirs and co-owners of the Navghane family, including the original owner Mrs. Radhabai Namdev Pingale, through their constituted attorneys wherever applicable	M/s. Shubban Properties, through its Partners (1) Mr. Bhausahab Sopanrao Bhoir, (2) Mr. Rajeshkumar Naupatlal Sakla and (3) Mr. Shyam Sadhuram Agarwal	Land bearing Gat Nos. 308 and 309, admeasuring 9 Hectares 52 Ares (including Pot Kharab area of 0 Hectare 91 Ares), out of which the southern portion admeasuring 4 Hectares 53 Ares, situated at Village Jambhul, Taluka Maval, District Pune.
4658/2014	Agreement for Sale	06.09.2014	Joint Sub- Registrar of Assurances, Wadgaon Maval-2, Pune	M/s. Shubban Properties, through its Partner Mr. Rajeshkumar Naupatlal Sakla, represented by his Constituted Attorney Mr. Sagar Pratap Hundekari	(1) Mr. Vijay Dhondur Pawar and (2) Mrs. Vandana Vijay Pawar	Residential Flat No. 101, admeasuring 697 Sq. Ft. (64.75 Sq. Mtrs.) carpet area together with Terrace admeasuring 77½ Sq. Ft. (7.15 Sq. Mtrs.), situated on the First Floor of Building No. "Q" in the project known as "Vision City", constructed on land bearing Gat Nos. 308 & 309 (total area 9 Hectares 52 Ares, out of which 8 Hectares 47 Ares), Gat No. 338 (38 Ares) and Gat No. 339 (1 Hectare 17 Ares), situated at Village Jambhul, Taluka Maval, District Pune, together with one covered car parking space.

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MH007275875202627E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
31 Jul 2026	Receipt	Receipt no.: 1115312976
	Name of the Applicant :	Advocate Narayan Laxman Khamkar
	Details of property of which document has to be searched :	Dist :Pune Village :Jambhul S.No/CTS No/G.No. : 308
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH007275875202627E		
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	MH007275875202627E	BARCODE			Date	29/07/2026-08:05:16		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				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 BANK OF BARODA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	02003942026072900120		1502275417	
Cheque/DD No.					Bank Date	RBI Date	29/07/2026-08:06:13		Not Verified with RBI	
Name of Bank					Bank-Branch		BANK OF BARODA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID : 576138923

Mobile No. : XXXXXX0198

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.