

**SOPANRAO MANE & CO
ADVOCATES**

MR.PRAVIN S. MANE

MR.PRADEEP MANE

Off: 4th Floor, Brahma Sky Uzuri, Near Bank of India, Dr. Ambedkar Chowk, Pimpri, and Pune 411018

Phone (O)27423500, M-9421133333, email-sopanrao.mane@gmail.com

LEGAL SCRUTINY REPORT

To,
The Credit Manager,
ICICI Home Finance Ltd,
Pune.

Date: 03/09/2026
LAN No. 77000346582

We/I have been requested by the above named authority, to give our opinion in respect of the right, title and interest of the owners in the property which is subject matter of this report and rights of the owner/developer to develop it. We/I presumed that, all relevant documents along with supplementary documents if any, are submitted and there are no further document/s relating to the property which is subject matter of this report. It is also presume that, executants of the particular instrument/s are fully empowered to execute it with the contents mentioned therein. It is presumed that, all relevant facts are disclosed in entirety. All information including documents that have been supplied to us have been accepted as being correct unless otherwise stated. Our maximum aggregate liability to any involved parties arising from, on in relation to this appointment (in contract, tort negligence or otherwise) howsoever, shall not in any circumstances exceed the professional fee payable to us for this specific mandate. It is presumed that, submitted documents and information's given are genuine. Except the addressee no person including person claiming through addressee can claim the report. It is exclusively prepared for addressee herein. All the documents are returned herewith without keeping copies of it. If any further clarification is required on any issue in that case you shall submit all the documents, which we have perused. This disclaimer shall override the provisions of any other Agreement executed hereinbefore. For the purpose of giving this opinion, we have gone through the documents submitted to us. We have gathered the information from the documents submitted to us and relied on the same and prepared our report which is as under:

Dear Sir / Madam,

Legal Scrutiny Report in respect of the file of Mr. Maheebub Khurshid Fakir

PART I : PROPERTY DETAILS:

(A) Name of the Applicant/Borrower/s: Mr. Maheebub Khurshid Fakir

(B) Name of the Co-applicant/s: (if any): Mrs. Najmunabi Maheebub Fakir

(C) Type of Loan: Builder-Purchase

(D) Purpose of Loan: Builder-Purchase

(E) Name of the Property Owner/s: Mr. Maheebub Khurshid Fakir & Mrs. Najmunabi Maheebub Fakir

(F) Description of the Property (with Boundaries):

SCHEDULE – I

DISCRIPTION OF THE LARGER LAND

All that piece and parcel of land bearing Survey Nos. New 86 [Old S.Nos. 78/1 part, 80 part, 81/1/A part , 81/1B ,81/2, 82/1 part , 82/2 ,82/3, 83 part, 86, 107/1 ,107/2 part , 110/1A part, 110/2 part, 110/1/B part , 111/1A/1 part , 111/1A/2 part, 111/1B part, 111/2 part , 112/1 part , 113/1A/1 part, 113/1A/1B/1 part, 113/1A/1B , 113/2 ,113/1A/2, 113/1B, 114/1 part, 114/2, 115/1part, 117 part, 118/1 part, 120/3, 121 part, 122, 123], New 74/B [old S.No. 74/2, 74/3, 74/9/2], 74/7(Part), 74/8, 74/9/1(Part), 78/1Part, 80 part, 81/1/A part, 82/1 part, 83Part, 85/1 , 102/1 , 107/2 part, 110/1/B part, 111/1A/1 part, 111/1A/2 part, 111/1B part, 111/2 part, 113/1A/1 part, 113/1A/1B/1 part, 115/1part, 117 part, 118/1 part, 121 part, 77/1(Part), 77/2, 78/1(part), 80/1(Part), 83/2(Part), 90/7/1, 90/9, 90/10, 91/1(Part), 91/2, 91/3, 91/4, 91/5, 91/6, 91/7(Part), 91/8, 91/9, 92/1A (Part), 92/2A (Part), 92/3, 92/4, 92/5, 92/6(Part), 92/7, 92/8(Part), 93 (part), 95, 96/1/1(Part), 96/1/2(Part), 96/1/3, 96/2/1, 96/2/2(Part), 96/3(Part),

96/4(Part), 96/5/2(Part), 98(Part), 98/2, 100/1/1, 100/1/2, 100/2, 101(Part), 112/1(Part), 112/2, 114/1(Part), 119, 120/1, 120/2, 120/4/1, 120/4/2, 124/1/1, 124/1/2, 124/2, 125/1, 126/1(Part), 126/2, 127/1/1, 127/1/2(Part), 99/1/2(Part), 113/1A/1B/1B(Part), 131/8(Part), 131/9, 131/10, 102/2(Part), 126/2/1, 73/9, 87/2, 129/2/1, 130/2/2 (Part), 130/3/1 (Part), 92/7/1 (Part), 92/8/1 (Part), 96/1/1 (Part), 96/1/2/1 (Part), 96/1/3 (Part), 92/96/1/B/1, 24/3, 24/5, 25/1, 25/2, 26/1, 26/2, 26/4, 26/5, 26/6, 27/1, 27/3(Part), 69/1, 69/2/1, 69/2/2, 69/2/3, 69/2/4, 69/2/5, 69/2/6, 69/2/7, 69/2/8, 71(Part), collectively admeasuring 1657477 Sq. Mtrs. lying, being and situated at Mouze Jambe, Nere & Marunji respectively, Tal. Mulshi, Dist. Pune.

SCHEDULE -II
(Sector R-35 Land/ Project Land)

All that piece and parcel of the property i.e. Sector R35/35th Avenue being developed on the part of the Larger Land described in the First Schedule written herein above admeasuring in aggregate 16150.95 Sq.Mtrs. Sq.mtrs out of Survey Nos. 126/1 (Part), 131/8 (Part), 131/9 (Part) and 131/10 (Part) lying, being and situated at Village Jambe, Taluka Mulshi, Pune which is shown on the plan annexed hereto by red colour boundary line and bounded as under

On or towards East	: - By township Boundary; Survey No.126 (P) & 130(P).
On or towards West	: - By township Boundary; Village Jambe and Nere; Sr. No. 23(P), 24(P), 25(P).
On or towards North	: - By township Boundary; Survey No. 131 (P);
On or towards South	: - By Sector R34, 12 m Wide Internal Road S.No. 126 (P).

SCHEDULE III
(PROJECT LAND)

(Project/Life Republic Sector R35/35th Avenue - Harmony Residency)
Portion of the land described in the Second Schedule hereinabove written, which portion admeasures 9365.65 Sq. Mtrs

SCHEDULE IV
DISCRIPTION OF APARTMENT/FLAT

All that piece and parcel of **flat no. 107** on **1st Floor** of an area of 27.62 Sq.Mts. Carpet + Balcony area 2.08 Sq. Mts. + One Two Wheeler Parking space SC-511 in the scheme known as “**Life Republic Sector R35/35th AVENUE - HARMONY RESIDENCY**” **Building no. A, wing A-2 (The said sector is certified under MHADA Pune, and the said tenement is being allotted through a Lottery)** which is being constructed on the portion of property described in the Second Schedule written hereinabove and also together with right to enjoy all the common amenities and facilities for SECTOR R35/35TH AVENUE LAND.

[Hereinafter referred to as said property for the sake of brevity and convenience]

PART II: LIST OF DOCUMENTS SUBMITTED BEFORE ME/US FOR SCRUTINY AND LEGAL OPINION:

1. Copy of Commencement Certificate dated 15/03/2024, bearing no. BMU/ Mouje- Jambe/S. no. 126P & others sector R-35/case no. 729/23-24 PMRDA.
2. Copy of offer Letter dated 05/03/2026 Reference no. 881-A/5698/2026 issued by MHADA in favor of Mr. Maheubub Khurshid Fakir & Mrs. Najmunabi Maheubub Fakir.
3. Copy of Registered Agreement dated 19/05/2026, bearing no. 6321/2026 executed by M/s Kolate Patil Developers Ltd. Through Auth. Signatory Nelson Misquith in favor of Mr. Maheubub Khurshid Fakir & Mrs. Najmunabi Maheubub Fakir which is registered in the office of sub registrar Mulshi 2 with Registration Receipt and Index II.

PART III: FLOW OF TITLE OF PROPERTY: (HISTORY OF TITLE & OBSERVATIONS)

1. WHEREAS as per the documents and information submitted to us it is seen that Kolte Patil Integrated Townships Limited have has vide various Development Agreements read with the Powers of Attorney, received development rights in respect of parcels of land admeasuring approximately 1657477 sq.mtrs or thereabouts situate, lying and being at Villages Jambe, Nere and Marunji, Taluka Mulshi, District Pune.

2) AND WHEREAS Development Agreements were earlier executed in the name of 'I-Ven Townships (Pune) Pvt. Ltd'. However, as per fresh Certificate of Incorporation dated December 28, 2005 consequent upon change of name issued by the Registrar of Companies, Karnataka, name of the Promoter – I-Ven Townships (Pune) Pvt. Ltd. was changed to 'Kolte Patil I-Ven Townships (Pune) Pvt. Ltd'. Subsequently, the name of Kolte-Patil I-Ven Townships (Pune) Private Limited was changed to 'Kolte-Patil I-Ven Townships (Pune) Limited', as per Fresh Certificate of Incorporation dated December 13, 2011 issued by Registrar of Companies, Maharashtra, Pune. Subsequently, the name of Kolte-Patil I-Ven Townships (Pune) Limited was changed to Kolte-Patil Integrated Townships Limited, as per Fresh Certificate of Incorporation dated July 19, 2021 issued by Registrar of Companies, Maharashtra, Pune.

3) AND WHEREAS by Notification No.TPS/1804/Pune R.P.DCR/UD-13 dated November 16, 2005, issued by the Urban Development Department, the Government of Maharashtra, has sanctioned Regulations for Development of Special Township in area under Pune Regional Plan thereby modifying the Regional plan and amending the Urban Development Department Notification No.1895/227/CR-26/95/UD-13 dated November 25, 1997 and all its modifications and directed to utilize full building potential for user as may be permissible by law including commercial and residential user.

4) AND WHEREAS by and under the Letter of Intent-I bearing Reference No. PMH/KAVI/1286/2008 dated June 7, 2008 read with subsequent Letter of Intent-II bearing Reference No. PMH/KAVI/758/2014 dated September 3, 2014, Letter of Intent-III bearing Reference No. PMH/KAVI/677/2018 dated April 12, 2018, Letter of Intent-IV bearing reference No. PMH/KAVI/ 531/2021 dated January 27, 2022, Letter of Intent-V bearing Reference No. PMH/KAVI/303/2023 dated May 4, 2023 and Letter of Intent-VI bearing Reference No. PMH/KAVI/1726/2022 dated October 17, 2022 issued by the Revenue Branch of the Collectorate, Pune, the Larger Land is notified as a Township Project on the terms mentioned therein.

6) AND WHEREAS as per Notification No. TPS/1806/53/Case No. 19/06/Navi-13 dated April 28, 2008 issued by Urban Development Department, Government of Maharashtra, in exercise of the powers conferred under Section 18(3) of The Maharashtra Regional Town Planning Act, 1966, the Government has granted permission and declared the project as a Special Township Project. Hence, as per the Regulation No.2 A of the Regulations under The Township Policy the Larger Land is deemed to have been automatically converted to non-agriculture use.

7) AND WHEREAS by a Notification dated December 26, 2016, the term "Special Township Project" was replaced by the term "Integrated Township Project" with effect from April 22, 2015. The term Special Township Project shall hereinafter be referred to as "Integrated Township Project" ("ITP")

8) AND WHEREAS Government of Maharashtra has amended the Township Policy from STP to ITP and all further sanctions shall be issued in accordance with the prevailing rules and regulations of the ITP.

9) AND WHEREAS in pursuance of the Notification dated November 20, 2018, bearing No. TPS-1818/1349/CR-229/18/20(4)/UD-13 and Notification dated March 8, 2019, bearing No. TPS-1816/CR-368/16/Part-I/DP-ITP/UD-13 issued by Urban Development Department, an application has been made by the Kolte Patil Integrated Townships Limited for migrating into ITP policy and the said application has been granted by PMRDA vide its Order bearing No. BMU/Mouje Jambhe, Marunji, Nere/S.No. 74 and Others/Case No.568/23-24 dated November 22, 2023

10) AND WHEREAS Kolte Patil Integrated Townships Limited has named the ITP as **“Life Republic”**.

11) AND WHEREAS Kolte Patil Integrated Townships Limited intends to develop the ITP in the form of various Sectors.

12) AND WHEREAS rules, regulations and policies applicable to ITP envisage that out of the Larger Land that is sanctioned for ITP, a certain fixed portion of the lands shall be reserved as open areas and the remaining portions shall be deemed to be developable areas under the ITP.

13) AND WHEREAS master plan Sanction in respect of the Larger Land has been sanctioned vide Order bearing No.PMH/NA/SR/371/08 dated September 16, 2010 and thereafter the said PLU has been revised eight times due to addition of area/land. The eight revised sanction orders are Order bearing No. PMH/NA/SR/417/10 dated March 3, 2011, Order bearing No. PMH/TS/SR/27/2012 dated July 18, 2012, Order bearing No. PMH/TS/SR/24/2015 dated November 17, 2015, Order bearing No. BMU/MoujeJambhe, Marunji, Nere/Sr.No. 74/2 and Others/CaseNo.219/16-17dated April 26, 2017, Order bearing No. BMU/Mouje Jambhe-Marunji, Nere/S.No. 74 and Others/Case No.663/18-19 dated January 23, 2019, Order bearing No. BMU/Mouje Jambhe, Marunji, Nere/S.No. 74 and Others/Case No.112/19-20 dated February 24, 2020, Order bearing No. BMU/Mouje Jambhe, Marunji, Nere/S.No. 74 and Others/Case No.327/22-23 dated October 19, 2022 and BMU/Mouje Jambhe, Marunji, Nere/S.No. 74 and Others/Case No.568/23-24 dated November 22, 2023 by the Town Planning Authority/Pune Metropolitan Regional Development Authority.

14) AND WHEREAS Kolte Patil Integrated Townships Limited has obtained Environmental Clearance dated September 6, 2007 bearing Reference No. 21-111/2007-IA.III issued by SEIAA in respect of the Larger Land read along with subsequent revisions bearing Reference No. SEIAA-EC-0000001462 dated April 23, 2019, Reference No. SEIAA-EC-0000002328 dated January 24, 2020, Reference No.F.No.21-75/2020-IA-III dated January 13, 2021, Reference No. SIA/MH/MIS/71039/2021 dated June 18, 2022 and Reference No. SIA/MH/INFRA2/427614/2023 dated November 10, 2023.

15) AND WHEREAS Kolte Patil Integrated Townships Limited intends to develop one such sector i.e. LIFE REPUBLIC SECTOR R35/35TH AVENUE which comprises of lands bearing Survey Nos. 126/1 (Part), 131/8 (Part), 131/9 (Part) and 131/10 (Part) admeasuring in aggregate 16150.95 Sq.Mtrs. or thereabouts.

16) AND WHEREAS as per Notification dated 8th March 2019, bearing No. TPS-1816/CR-368/16/Part-I/DP-ITP/UD-13 issued by Urban Development Department, the Promoter is required to provide sufficient space for construction of small tenements for persons from Economic Weaker Section (“EWS”) and Lower Income Group (“LIG”) (hereinafter referred to as the "Social Housing Components") and provided right to the Kolte Patil Integrated Townships Limited to sell the EWS and LIG tenements at subsidized cost i.e. at the rate comprising of construction cost in Annual Statement of Rates (“ASR”) applicable for the year plus an amount equivalent to 25% of such construction cost and also provided that 5% out of the said 25% shall be paid to MHADA towards administration charges.

17) AND WHEREAS Kolte Patil Integrated Townships Limited has identified Sector R35/35th Avenue Land for developing the Social Housing Components and therefore has approached Maharashtra Housing Area Development Authority (“MHADA”) for implementing the scheme relating to Social Housing Components on the said Sector R35/35th Avenue Land.

18) AND WHEREAS Life Republic Sector R35/35thAvenue –Harmony Residency shall consists of 5 (five) residential buildings i.e. A (Wing A1 and A2), B (Wing B1 and B2), C (Wing C1 and C2), D and E comprising of total 739 residential apartments.

19) AND WHEREAS M/s Kolate Patil Developers Ltd has registered the said project under the provisions of Real Estate (Regulation and Development) Act 2016 with MahaRERA authority having certificate No. P52100079586 of Sector No.R35/ 35Th Avenue Harmony Residency.

20) AND WHEREAS Kolte Patil Integrated Townships Limited has obtained a Commencement Certificate dated 15/03/2024 bearing reference No. BMU/Mouje-Jambe/S.No.126(P) & others Sector R-35/Case No. 729/23-24, issued by Pune Metropolitan Regional Development Authority in respect of the Sector R35/35th Avenue Land.

21) AND WHEREAS PHADA [subsidiary of MHADA] has allotted Flat to Mr. Maheebub Khurshid Fakir & Mrs. Najmunabi Maheebub Fakir vide offer Letter dated 05/03/2026 Reference no. 881-A/5698/2026 on certain terms and conditions. That one of the condition is that, Mr. Maheebub Khurshid Fakir & Mrs. Najmunabi Maheebub Fakir cannot sale and transfer said property for the period of 05 years.

22) AND WHEREAS M/s Kolate Patil Developers Ltd. Through Auth. Signatory Nelson Misquith has agreed to sale the said subject flat vide Registered Agreement dated 19/05/2026, bearing no. 6321/2026 in favor of Mr. Maheebub Khurshid Fakir & Mrs. Najmunabi Maheebub Fakir which is registered in the office of sub registrar Mulshi 2 Pune.

23) AND WHEREAS as per the information provided by <https://maharera.maharashtra.gov.in/> there are two litigation pending on caption project. (a) Civil Misc. App. No. 372/2022 & Civil Suit No. 1098/2023 before Hon'ble Civil Court Pune.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

1. Copy of Registered Agreement dated 19/05/2026, bearing no. 6321/2026 executed by M/s Kolate Patil Developers Ltd. Through Auth. Signatory Nelson Misquith in favor of Mr. Maheebub Khurshid Fakir & Mrs. Najmunabi Maheebub Fakir which is registered in the office of sub registrar Mulshi 2 with Registration Receipt and Index II.

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 is subject to any minor's claim/share? No as per documents
- 5.3 Whether the property is affected by any revenue and tenancy regulations; if yes then to what extent? No as per documents.
- 5.4 Whether the user land has been converted into Non-Agricultural for Residential use by the order of the competent Authority? Yes, as per documents.
- 5.5 Whether up to date tax/land revenue has been paid in respect of the property? Not to knowledge
- 5.6 Whether all original documents for last 13/30 years have been scrutinized; if not give reasons? Copies perused.
- 5.7 Whether required documents are available for creating mortgage? Yes, as per documents and subject to documents called in Part VII.
- 5.8 Whether all the previous owners of the property had the right and competency to transfer the property? Yes, as per documents.
- 5.9 Whether the proposed mortgage by deposit of title deeds is possible? Yes, as per documents, subject to documents called in Part VII.

- 5.10 What is the tenure of the land; if it is leased? _____ years (remaining period) NA, Freehold Property.
- 5.11 Whether the land is Adivasi (tribal) land? No, as per documents.
- 5.12 Whether the land /property are joint family property? No, as per documents.
- 5.13 Whether SARFAESI Act applicable? Yes, as per documents and subject to documents called in Part VII.
- 5.14 Is land/property/flat being subject to any reservations /acquisitions/requisitions? No, as per documents.
- 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? NA
- 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 all permission/ No objection required – Yes, NOC from Developer is 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 as per documents
- 5.20 Whether Search Report is obtained and submitted?
- Search Report Details: MH009570084202627E
- Search Conducted Years: 13 years
- Name of the Advocate / Searcher: Sopanrao Mane & Co. (Advocates)
- Search Report Date: 03/09/2026
- Note:
- 5.21 Whether EC is obtained?
- EC Details: -
- No. of Years EC Obtained:
- Any Encumbrance to Specify: NIL
- EC Applied by:

PART VI: CERTIFICATE:

In view of the foregoing, I/We certify that the title deeds intended to be deposited, relating to the property and offered as security by way of equitable mortgage and the documents of title referred to above are perfect evidence of the title and that if the said equitable mortgage is created in the manner required by law, it would satisfy the requirements of creation of equitable mortgage.

We further certify that of Mr. Maheeb Khurshid Fakir & Mrs. Najmunabi Maheeb Fakir have acquired a valid, clear, marketable and unencumbered title in the property stated above.

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower of Mr. Mahebab Khurshid Fakir & Mrs. Najmunabi Mahebab Fakir.

The following original documents to be collected by ICICI HFC for creation of equitable mortgage of the said property: -

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

1. Original offer Letter dated 05/03/2026 Reference no. 881-A/5698/2026 issued by MHADA in favor of Mr. Mahebab Khurshid Fakir & Mrs. Najmunabi Mahebab Fakir.
2. Original Registered Agreement dated 19/05/2026, bearing no. 6321/2026 executed by M/s Kolate Patil Developers Ltd. Through Auth. Signatory Nelson Misquith in favor of Mr. Mahebab Khurshid Fakir & Mrs. Najmunabi Mahebab Fakir which is registered in the office of sub registrar Mulshi 2 with Registration Receipt and Index II.
3. Original NOC to mortgage issued by M/s Kolate Patil Developers Ltd. in favor of ICICI HFC.
4. Original Payment Receipts issued by M/s Kolate Patil Developers Ltd.
5. Original Notarized Indemnity Bond in respect of pending Litigations executed by Mr. Mahebab Khurshid Fakir & Mrs. Najmunabi Mahebab Fakir & M/s Kolate Patil Developers Ltd. in favor of ICICI HFC.

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

REMARKS (if any):- NA

Yours Faithfully,

MANE
PRAVIN
SOPANRAO

Digitally signed
by MANE PRAVIN
SOPANRAO
Date: 2026.09.04
12:09:39 +05'30'

**P.S. Mane
Advocate**

SOPANRAO MANE & CO
ADVOCATES

MR.PRAVIN S. MANE

MR.PRADEEP MANE

Off: 4th Floor, Brahma Sky Uzuri, Near Bank of India, Dr. Ambedkar Chowk, Pimpri, Pune 411018

Phone(O)27423500, M-9421133333, email-sopanrao.mane@gmail.com

SEARCH REPORT

To,
The Credit Manager,
ICICI Home Finance Ltd,
Pune.

Date: 03/09/2026
LAN No. 77000346582

Search Report in respect of the file of Mr. Maheebub Khurshid Fakir

DESCRIPTION OF THE PROPERTY:-

All that piece and parcel of **Flat No. 107** on **1st** Floor of an area of 27.62 Sq.Mts. Carpet + Balcony area 2.08 Sq. Mts. + One Two Wheeler Parking space SC-511 in the scheme known as **"Life Republic Sector R35/35th AVENUE - HARMONY RESIDENCY"** Building no. A, wing A-2 (The said sector is certified under MHADA Pune, and the said tenement is being allotted through a Lottery) which is being constructed on the portion of property described in the Second Schedule written hereinabove and also together with right to enjoy all the common amenities and facilities for SECTOR R35/35TH AVENUE LAND

We have taken online paid e-search in respect of the above referred property (Gat No.126, Jambe) from the website of www.igrmaharashtra.gov.in since year 2014 to 2026 GRN No. MH009570084202627E dated 03/09/2026. We have gone through the available Index II and on the basis of available information on the website of www.igrmaharashtra.gov.in, we hereby submit our report which is under:-

Year	Transaction's	Entry
2014	available Index are checked	NIL
2015	available Index are checked	NIL
2016	available Index are checked	NIL
2017	available Index are checked	NIL
2018	available Index are checked	NIL
2019	available Index are checked	NIL
2020	available Index are checked	NIL
2021	available Index are checked	NIL
2022	available Index are checked	NIL
2023	available Index are checked	NIL
2024	available Index are checked	NIL
2025	available Index are checked	NIL
2026	Registered Agreement dated 19/05/2026, bearing no. 6321/2026 executed by M/s Kolate Patil Developers Ltd. Through Auth. Signatory Nelson Misquith in favor of Mr. Maheebub Khurshid Fakir & Mrs. Najmunabi Maheebub Fakir which is registered in the office of sub registrar Mulshi 2	NIL

Thanking You,

MANE
PRAVIN
SOPANRAO

Digitally signed
by MANE PRAVIN
SOPANRAO
Date: 2026.09.04
12:09:17 +05'30'

P.S. Mane
Advocate

MH009570084202627E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
03 Sep 2026	Receipt	Receipt no.: 1115425016
	Name of the Applicant :	LATA SOPANRAO MANE
	Details of property of which document has to be searched :	Dist :Pune Village :Jambe S.No/CTS No/G.No. : 126
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH009570084202627E		
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 '.		