



NARAYAN KHAMKAR

& LAW ASSOCIATES

• ADVOCATE • NOTARY • ARBITRATOR •
Govt. of India

Ref. No. : IHFC/TSR/1417/2026.

Date : 08.09.2026.

Application No. : 77000330176
Transaction Type : Builder purchases
Applicant : Mr. Taufique Jakir Shaikh
Co-Applicant : Mrs. Asma Taufique Shaikh

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

- Legal Scrutiny Report pertaining to the file of (1) Mr. Taufique Jakir Shaikh and (2) Mrs. Asma Taufique Shaikh.

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

All that piece and parcel of leasehold land admeasuring 44,170.00 square meters, bearing Plot No. R-1/2/C, situated, lying and being at Rajiv Gandhi Infotech Park, Phase III Industrial Area, within the village limits of Village Maan, Taluka Mulshi, Registration District and Sub-District Pune, together with all rights, easements and appurtenances thereto, and bounded as under:

On or towards the East: By 60 Meter wide MIDC Road.

On or towards the West: By Plot No. R-1/2/B.

On or towards the North: By 45 Meter wide MIDC Road.

On or towards the South: By MIDC Boundary.

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

- Description of Subject Property.-
- All that piece and parcel of residential Flat/Unit No. 1001, having a Carpet Area admeasuring 69.34 square meters, together with Exclusive Area admeasuring 11.26 square meters, aggregating to Total Area admeasuring 80.60 square meters, situated on the 10th Floor, in Wing "M", Tower No. 7, in

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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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the project known as “Godrej Evergreen Square”, constructed/to be constructed on the entire land property bearing Plot No. R-1/2/C, admeasuring 44,170.00 square meters, situated at Rajiv Gandhi Infotech Park, Phase III Industrial Area, Village Maan, Taluka Mulshi, District Pune, together with the exclusive right to use One Independent Covered Large Composite Parking Space bearing No. GESP4CPLCo438, situated at Podium No. 4.

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 31.07.2026, executed by Godrej Projects Development Limited to and in favour of Mr. Taufique Jakir Shaikh, which is registered in the office of the Joint Sub-Registrar of Assurances, Mulshi No. 2, Pune, under Serial No. 9932/2026.

• **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 Maharashtra Industrial Development Corporation (MIDC) is the owner of the larger land situated at Rajiv Gandhi Infotech Park, Phase III Industrial Area, Village Maan, Taluka Mulshi, District Pune. The annexed Legal Title Report also specifically records MIDC as the owner of the project land and Godrej Projects Development Limited as its leaseholder.
2. Thereafter, pursuant to the allotment made by MIDC, possession of the larger land was handed over to Pegasus Properties Private Limited. The Legal Title Report records the allotment order dated 22.02.2007 and possession receipt dated 22.03.2007 in favour of Pegasus Properties Private Limited.
3. Thereafter, Maharashtra Industrial Development Corporation executed a Lease Deed dated 30.08.2007, thereby granting leasehold rights for a period of 95 years commencing from 01.03.2007 to and in favour of Pegasus Properties Private Limited in respect of the larger land.

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The said Lease Deed was duly registered in the office of the Sub-Registrar of Assurances, Mulshi, under Serial No. 6078/2007 on 01.09.2007.

4. Thereafter, Maharashtra Industrial Development Corporation executed a Deed of Rectification dated 30.08.2013 to and in favour of Pegasus Properties Private Limited, thereby modifying/rectifying the terms of the aforesaid Lease Deed. The said Deed of Rectification was duly registered in the office of the Sub-Registrar of Assurances, Mulshi, under Serial No. 4464/2013 on 03.09.2013.
5. Thereafter, MIDC carried out subdivision/reorganisation of the larger leasehold land and ultimately carved out, inter alia, Plot No. R-1/2/C admeasuring 44,170 square meters, being the present Project Land. The Legal Title Report refers to the MIDC subdivision orders dated 11.03.2024 and 20.05.2024.
6. Thereafter, MIDC issued its Assignment NOC dated 26.06.2024 and Transfer Consent Order dated 27.06.2024, permitting transfer and assignment of the leasehold rights in respect of the Project Land in favour of Godrej Projects Development Limited.
7. Thereafter, Pegasus Properties Private Limited executed a Deed of Assignment dated 28.06.2024, thereby granted, conveyed, transferred and assigned its leasehold rights in respect of Plot No. R-1/2/C admeasuring 44,170.00 square meters, along with the development potential mentioned therein, to and in favour of Godrej Projects Development Limited for the residue of the lease period. The said Deed of Assignment was duly registered in the office of the Sub-Registrar of Assurances, Mulshi, under Serial No. 16336/2024.
8. Further, in continuation of the aforesaid Deed of Assignment, Pegasus Properties Private Limited executed a Power of Attorney dated 28.06.2024 in favour of Godrej Projects Development Limited. The said Power of Attorney was duly registered in the office of the Sub-Registrar of Assurances, Mulshi, under Serial No. 16337/2024. The Power of Attorney is specifically referred to in the list of title documents forming part of the annexed Legal Title Report.

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9. Thereafter, Pegasus Properties Private Limited executed an Addendum to Deed of Assignment dated 28.08.2024 to and in favour of Godrej Projects Development Limited, pursuant to payment/compliance of the balance consideration and other conditions stipulated in the Deed of Assignment. The said Addendum was duly registered in the office of the Sub-Registrar of Assurances, Mulshi, under Serial No. 20597/2024.
10. It further appears from the Legal Title Report that the earlier mortgage/financial charges created by Pegasus Properties Private Limited were released/reconveyed. In particular, a Deed of Re-Conveyance dated 28.06.2024 was executed in relation to the HDFC Bank charge and a Deed of Release and Reconveyance of Mortgage dated 28.06.2024 was executed in relation to the Vistra ITCL charge.
11. Accordingly, the Legal Title Report dated 15.11.2024, issued by H & Co. Legal, Advocates and Attorneys, records that the leasehold title of Godrej Projects Development Limited in respect of the Project Land was clear and marketable and without encumbrances, subject to the qualifications and observations contained therein. However, the said title report expressly states that its title investigation/update was restricted up to 18.10.2024.
12. Thereafter, MIDC sanctioned the development of the Project Land and subsequently issued a revised Commencement Certificate dated 07.04.2026, permitting construction and development of buildings on the Project Land. The project is being developed under the name and style of “Godrej Evergreen Square.”
13. Further, the project has been registered with the Maharashtra Real Estate Regulatory Authority under MahaRERA Registration No. P52100078240. The RERA certificate records the project as “Godrej Evergreen Square”, Plot No. R-1/2/C, Maan, Mulshi, Pune, and shows Godrej Projects Development Limited as the promoter.
14. Thus, as aforesaid the said builder/developer, i.e. Godrej Projects Development Limited is entitled to develop the entire land property by constructing the multi-storied building on the

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entire land property. Further, the entire land property and subject property is free from encumbrances.

15. Therefore, the said builder/developer, i.e. Godrej Projects Development Limited is entitled to sell, transfer and convey the subject property to and in favour of Mr. Taufique Jakir Shaikh.
16. Thereafter, Godrej Projects Development Limited, being the Developer/leaseholder, executed the Agreement for Sale dated 31.07.2026 and thereby agreed to transfer/allot the Subject Flat Property to and in favour of Mr. Taufique Jakir Shaikh, for the residual period of the lease term and subsequent extension thereof, on the terms and conditions contained therein. The said Agreement for Sale has been duly registered in the office of the Joint Sub-Registrar of Assurances, Mulshi No. 2, Pune, under Serial No. 9932/2026.
17. Thus, as aforesaid Mr. Taufique Jakir Shaikh has created his contractual interest in the subject property. He shall acquire the title of ownership to the subject property after making payment of entire consideration amount to the said builder/developer i.e. Godrej Projects Development Limited.

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

1. Agreement for Sale, dated 31.07.2026, executed by Godrej Projects Development Limited to and in favour of Mr. Taufique Jakir Shaikh, which is registered in the office of the Joint Sub-Registrar of Assurances, Mulshi No. 2, Pune, under Serial No. 9932/2026.

• **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.
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.

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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 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.

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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. MH009543822202627U and Department ID No. 438545673. The said payment was duly credited to the Government and utilized for conducting the online property search. Accordingly, the e-Search Receipt bearing No. 1115432790, dated 07.09.2026 at 10:33 AM, 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.

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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 said builder/developer, i.e. Godrej Projects Development Limited is entitled to develop the entire land property by constructing the multi-storied building on the entire land property. Further, the entire land property and subject property is free from encumbrances. Therefore, the said builder/developer, i.e. Godrej Projects Development Limited is entitled to sell, transfer and convey the subject property to and in favour of Mr. Taufique Jakir Shaikh.

Further, Mr. Taufique Jakir Shaikh has created his contractual interest in the subject property. He shall acquire the title of ownership to the subject property after making payment of entire consideration amount to the said builder/developer i.e. Godrej Projects Development Limited.

• **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 31.07.2026, executed by Godrej Projects Development Limited to and in favour of Mr. Taufique Jakir Shaikh, which is registered in the office of the Joint Sub-Registrar of Assurances, Mulshi No. 2, Pune, under Serial No. 9932/2026.
2. Original Payment Receipts issued by Godrej Projects Development Limited to and in favour of Mr. Taufique Jakir Shaikh, pertaining to the subject property.
3. Original NOC to Mortgage from Godrej Projects Development Limited 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) or the Notice of Intimation regarding mortgage by way of deposit of title deeds.

Thanking you,

Place : Pune.

Date : 08.09.2026.



**Narayan
Laxman
Khamkar**

**NARAYAN L. KHAMKAR
ADVOCATE**

Digitally signed
by Narayan
Laxman Khamkar
Date: 2026.09.08
07:16:45 +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
6078/2007	Lease Deed	01.09.2007	Sub-Registrar of Assurances, Mulshi	Maharashtra Industrial Development Corporation (MIDC)	Pegasus Properties Private Limited	Leasehold rights in respect of the larger land situated at Rajiv Gandhi Infotech Park, Phase III Industrial Area, Village Maan, Taluka Mulshi, District Pune, for a period of 95 years commencing from 01.03.2007.
4464/2013	Deed of Rectification	03.09.2013	Sub-Registrar of Assurances, Mulshi	Maharashtra Industrial Development Corporation (MIDC)	Pegasus Properties Private Limited	Rectification/modification of the terms of the Lease Deed bearing Serial No. 6078/2007 relating to the leasehold property.
15425/2024	Termination Agreement	18.06.2024	Sub-Registrar of Assurances, Mulshi	Pegasus Properties Private Limited	Bharati Madhyavarti Sahakari Grahak Bhandar Limited	Property particulars are not specifically stated in the supplied Flow of Title Report.
16336/2024	Deed of Assignment	28.06.2024	Sub-Registrar of Assurances, Mulshi	Pegasus Properties Private Limited	Godrej Projects Development Limited	Leasehold rights in respect of Plot No. R-1/2/C, admeasuring 44,170.00 Sq. Mtrs., situated at Rajiv Gandhi Infotech Park, Phase III Industrial Area, Village Maan, Taluka Mulshi, District Pune, together with the development potential thereof, for the residue of the lease period.
16337/2024	Power of Attorney	28.06.2024	Sub-Registrar of Assurances, Mulshi	Pegasus Properties Private Limited	Godrej Projects Development Limited	In continuation of the Deed of Assignment concerning the leasehold/development rights in respect of Plot No. R-1/2/C, admeasuring 44,170.00 Sq. Mtrs., situated at Rajiv Gandhi Infotech Park, Phase III Industrial Area, Village Maan, Taluka Mulshi, District Pune.
16332/2024	Deed of Re-Conveyance	28.06.2024	Sub-Registrar of Assurances, Mulshi	HDFC Bank Limited / concerned mortgagee	Pegasus Properties Private Limited	Relating to the earlier mortgage/charge created by Pegasus Properties Private Limited in favour of HDFC Bank Limited. Detailed property particulars are not separately stated in the supplied Flow of Title Report.
16553/2024	Deed of Release and Reconveyance of Mortgage	28.06.2024	Sub-Registrar of Assurances, Mulshi	Vistra ITCL (India) Limited	Pegasus Properties Private Limited	Relating to the earlier mortgage/charge in favour of Vistra ITCL (India) Limited. Detailed property particulars are not separately stated in the supplied Flow of Title Report.
20597/2024	Addendum to Deed of Assignment	28.08.2024	Sub-Registrar of Assurances, Mulshi	Pegasus Properties Private Limited	Godrej Projects Development Limited	Relating to the Deed of Assignment concerning leasehold rights in Plot No. R-1/2/C, admeasuring 44,170.00 Sq. Mtrs., situated at Rajiv Gandhi Infotech Park, Phase III Industrial Area, Village Maan, Taluka Mulshi, District Pune.
9932/2026	Agreement for Sale	31.07.2026	Joint Sub-Registrar of Assurances, Mulshi No. 2, Pune	Godrej Projects Development Limited	Mr. Taufique Jakir Shaikh	Flat/Unit No. 1001, Carpet Area admeasuring 69.34 Sq. Mtrs., together with Exclusive Area admeasuring 11.26 Sq. Mtrs., aggregating to 80.60 Sq. Mtrs., situated on the 10th Floor, Wing "M", Tower No. 7, in the project known as "Godrej Evergreen Square", constructed/to be constructed on Plot No. R-1/2/C, admeasuring 44,170.00 Sq. Mtrs., situated at Rajiv Gandhi Infotech Park, Phase III Industrial Area, Village Maan, Taluka Mulshi, District

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						Pune, together with exclusive right to use One Independent Covered Large Composite Parking Space No. GESP4CPLC0438 at Podium No. 4.
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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 :

P52100078240

- Project **Godrej Evergreen Square**
- Plot Bearing / CTS / Survey / Final Plot No.: **R-1/2/C at Man, Mulshi, Pune, 411057**
- **Godrej Projects Development Limited** having its registered office / principal place of business at **Kurla, Kurla, Mumbai Suburban, 400079**

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 **29/11/2024** and ending with **31/10/2030** 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 18/04/2026"

Digitally Signed By

Prakash Kaluram Sabale
Secretary, MahaRERA)

19 AUG 2026 11:19:17 AM +0530



Dated: 19/08/2026

Place : Mumbai

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

Summary

Project Name: Godrej Evergreen Square
Project Registration Certificate Number: P52100078240
Promoter Name: Godrej Projects Development Limited
Original Project Completion date: 31/10/2030
Project Type: Mixed

Correction update Summary

Application for Correction u/s 14(2)	Date of Approval
Correction-1	26/05/2025
Correction-2	31/03/2026
Correction-3	18/04/2026

"The certificate of registration supersedes and replaces the previous certificate of registration dated 18/04/2026"

MH009543822202627U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
07 Sep 2026	Receipt	Receipt no.: 1115432790
	Name of the Applicant :	Advocate Narayan Laxman Khamkar
	Details of property of which document has to be searched :	Dist :Pune Village :Man S.No/CTS No/G.No. : 1
	Period of search :	From :2015 To :2026
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH009543822202627U		
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	MH009543822202627U	BARCODE			Date	03/09/2026-13:06:35		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.	00040572026090346397		CPAHEZRIO4	
Cheque/DD No.					Bank Date	RBI Date	03/09/2026-13:24:07		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 : 438545673

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.