

Adv. Amey Deepak Dhavale

Advocate & Notary (Govt. of India)

Mob. No. +91 – 7507085855 / **e-mail id** – amey.dhavale@gmail.com

Office – Office No. 6, 1st Floor, Diwan Tower, C. S. No. 416/B, B Ward, Opp. Nootan Marathi Vidyalaya, Mirajkar Tikti Area, Kolhapur – 416012, Maharashtra State.

Ref. – 26/HHFL/LSR/KOP/AUG/-

Date – 17/08/2026

Legal Scrutiny Report

Dear Sir / Madam,

Subject :- Legal Scrutiny Report in respect of the file of Mr. Prashant Bhauso Nagaonkar and Mrs. Sarita Bhauso Kamble.

Date of Legal Initiation	14/08/2026.
Application No.	MH/KLP/KLPR/A000003838.
Name of Applicant	Mr. Prashant Bhauso Nagaonkar.
Name of Co – Applicant/s	Mrs. Sarita Bhauso Kamble.
Relationship between Applicant and Co– Applicant/s	Son – Mother.
Purpose of Loan	HL (Existing Purchase).
Lead amount	
The property is found / proposed to be found in whose name?	Present Owner – Mrs. Priyanka Annappa Chougale. Proposed Purchaser – Mr. Prashant Bhauso Nagaonkar.

PART-I : DESCRIPTION AND SCHEDULE OF THE CONCERNED PROPERTY :-

All that piece and parcel of a residential use Row House Unit No. 2, comprising of a land area admeasuring 49.20 Sq. Mtrs., along with an existing two-storied (G+2) RCC type Row House construction thereon having total Built-up area admeasuring 78.00 Sq. Mtrs. as per the approved Building Construction Plan and having total Built-up area admeasuring 89.21 Sq. Mtrs. as per the Assessment Record bearing Grampanchayat Milkat (GPM) No. 1563/2 for the years 2023 – 2024 to 2026 – 2027, situated in a Row Houses Scheme carried out on the non-agricultural (residential) use Plot No. B-43, totally admeasuring 98.40 Sq. Mtrs., situated in a Plotting Scheme carried out on R. S. 204/23/B (Part), having R. S. No. 204/23/B/Pai/Plot Nam/B/43 (PU-ID No. 39079638782) as per the online 7/12 extract, situated within the local limits of Grampanchayat Kandalgaon, at village Kandalgaon, Tal. Karveer, Dist.

Kolhapur and the said Unit No. 2 is bounded on or towards –

Boundaries As Per The Registered Sale Deed	
North	Row House Unit No. 1.
South	Plot No. B-42.
East	Plot No. B-58.
West	Road.

(The description of the property mentioned above is incorporated from the documents produced before me and mentioned below in detail at Part – II.)

PART-II : LIST OF DOCUMENTS SCRUTINISED BY ME :-

Sr. No.	Date	Name Of The Documents (Details)	Whether Original / Photocopy
(1)	17/08/2026	Digitally signed 7/12 extract in respect of R. S. No. 204/23/B/Pai/Plot Nam/B/43, situated at village Kandalgaon, Tal. Karveer, Dist. Kolhapur.	Computer Print
(2)	05/08/2024	Digitally signed 7/12 extract in respect of R. S. No. 204/23/B/Pai/Plot Nam/B/43, situated at village Kandalgaon, Tal. Karveer, Dist. Kolhapur.	Computer Print
(3)	17/08/2026	Assessment List extract issued by the Grampanchayat Kandalgaon in respect of the aforesaid property for the years 2023 – 2024 to 2026 – 2027.	Photostat Copy of Original Extract
(4)	01/10/2024	Assessment List extract issued by the Grampanchayat Kandalgaon in respect of the aforesaid property for the years 2023 – 2024 to 2026 – 2027.	Photostat Copy of Original Extract
(5)	---	Draft of Sale Deed in respect of the aforesaid property proposed to be executed by Mrs. Priyanka Annappa Chougale in favour of Mr. Prashant Bhauso Nagaonkar.	Computer Print
(6)	14/11/2024	Sale Deed in respect of the aforesaid property, dated 14/11/2024, executed by Mr. Ajit Balwant Atigre & Mr. Vishwas Bajirao Khade in favour of Mrs. Priyanka Annappa	Photostat Copy

		Chougale, which is registered at Doc. Reg. No. KVN-1/9436/2024, along with its RR No. 11012 and Index-II copy.	
(7)	12/07/2024	Occupancy Certificate bearing No. <i>Bhogavata Paramanpatra / 236 / 20</i> issued by the Tehsildar, Karveer, Dist. Kolhapur in respect of the aforesaid property.	Photostat Copy
(8)	08/02/2018	Building Construction Permission bearing No. <i>Bandhkam Paravana / S. R. / 445 / 2018</i> issued by the Tehsildar, Karveer, Dist. Kolhapur in respect of the aforesaid property.	Photostat Copy
(9)	08/02/2018	Building Construction Plan in respect of the aforesaid property approved by the Tehsildar, Karveer, Dist. Kolhapur.	Photostat Copy
(10)	04/03/2013	Non-agricultural Assessment Order bearing No. <i>Binesheti / SR / 256 / 2011</i> issued by the Tehsildar, Karveer, Dist. Kolhapur in respect of the aforesaid property.	Photostat Copy
(11)	04/03/2013	Lay-out Plan in respect of the aforesaid property approved by the Tehsildar, Karveer, Dist. Kolhapur.	Photostat Copy
(12)	13/12/2024	Digital LOD issued by Mahindra Rural Housing Finance Ltd. in respect of the mortgage charge created by Mrs. Priyanka Annappa Chougale upon the aforesaid property.	Computer Print
(13)	14/08/2026	Index-II record in respect of the property under search, for the years 2014 to 2026 (13 years), maintained with the concerned Sub-Registrar's Office/s and made available online on the official portal of the said department, perused while my e-Search.	Online Record

PART-III : FLOW / CHAIN OF THE TITLE :-

From the perusal of the documents produced before me and the e-search made of the Index II record for the last 13 years, it appears that, prior to the year 2013, an agricultural use land bearing R. S. No. 204, Hissa No. 23/B, totally

admeasuring H. 00-44.00 Are, situated at village Kandalgaon, Tal. Karveer, Dist. Kolhapur was owned and possessed by Mr. Dileep Ramchandra Mohite.

It is observed that, with an intention to use the said agricultural use land into residential purpose in the form of a Plotting Scheme, said Land-owner obtained a Non-agricultural Assessment Order bearing No. *Binesheti / SR / 256 / 2011* dated 04/03/2013 from the Tehsildar, Karveer, Dist. Kolhapur and also got approved the Lay-out Plan in respect of the said Plotting Scheme from the Tehsildar, Karveer, Dist. Kolhapur on the same day. Thereafter, the said Land-owner got measured the said Plotting Scheme from the Department of Land Records; and accordingly, on the basis of the *Kami – Jaasti Patrak* prepared by the said Department of Land Records after measuring the said Plotting Scheme land, the revenue authorities have created separate revenue records i.e. 7/12 extracts of each Plot situated in the said Plotting Scheme.

It is further observed that, by execution of a Sale Deed dated 03/02/2014 which is registered in the office of the Sub-Registrar, Karveer No. 3, Dist. Kolhapur on the same day at Doc. Reg. No. KVN-3/664/2014, said Land-owner cum Developer – Mr. Dileep Ramchandra Mohite sold a vacant Plot No. B-42 admeasuring 142.60 Sq. Mtrs. and a vacant Plot No. B-43 admeasuring 98.40 Sq. Mtrs., situated in the aforesaid Plotting Scheme at R. S. No. 204/23/B, to Mrs. Rachana Ajit Mehta, for the consideration amount of Rs.2,75,000/- (In Words Rupees Two Lakh Seventy Five Thousand Only); and on the strength of the said registered Sale Deed, the revenue authorities mutated the name of Mrs. Rachana Ajit Mehta to the 7/12 extracts of said Plot Nos. B-42 and B-43.

Thereafter, by execution of a Sale Deed dated 18/10/2023 which is registered in the office of the Sub-Registrar, Karveer No. 1, Dist. Kolhapur on 25/10/2023 at Doc. Reg. No. KVN-1/7821/2023, said Mrs. Rachana Ajit Mehta sold the vacant Plot No. B-43 to Mr. Ajit Balwant Atigre and Mr. Vishwas Bajirao Khade for the consideration amount of Rs.1,70,000/- (In Words Rupees One Lakh Seventy Thousand Only); and on the strength of the said registered Sale Deed, the revenue authorities mutated the names of Mr. Ajit Balwant Atigre and Mr. Vishwas Bajirao Khade to the 7/12 extract of said Plot No. B-43 by passing a Mutation Entry No. 13729.

It is further observed that, in the year 2018, with an intention to construct a Row Houses Scheme, comprising of total two Row House Units, upon the said Plot No. B-43, said Mrs. Rachana Ajit Mehta had obtained a Building Construction Permission bearing No. *Bandhkam Paravana / S. R. / 445 / 2018* dated 08/02/2018 from the Tehsildar, Karveer, Dist. Kolhapur and had also got approved the Building Construction Plan from the Tehsildar on the

same day. However, instead of constructing the said units, said Mrs. Rachana Ajit Mehta sold the said vacant Plot No. B-43 to Mr. Ajit Balwant Atigre and Mr. Vishwas Bajirao Khade as aforesaid. As the said Sale Deed copy is not on record, I am unable to confirm that, whether the said vacant plot has been sold by the Seller to the Purchasers along with the right to make construction in accordance with the said Construction Permission or not.

It is further observed that, after purchasing the said vacant Plot No. B-43, said Mr. Ajit Balwant Atigre and Mr. Vishwas Bajirao Khade have, by utilizing the aforesaid Building Construction Permission, made construction of said Row Houses Scheme upon the said Plot No. B-43. After completion of the said construction, the said Land-owners cum Developers have also obtained the Occupancy Certificate bearing No. *Bhogavata Paramanpatra / 236 / 20* dated 12/07/2024 from the Tehsildar, Karveer, Dist. Kolhapur in respect of the said construction.

Thereafter, by execution of a Sale Deed dated 14/11/2024 which is registered in the office of the Sub-Registrar, Karveer No. 1, Dist. Kolhapur on the same day at Doc. Reg. No. KVN-1/9436/2024 said Mr. Ajit Balwant Atigre & Mr. Vishwas Bajirao Khade sold a Row House Unit No. 2, comprising of a land area admeasuring 49.20 Sq. Mtrs., along with an existing two-storied (G+2) RCC type Row House construction thereon having total Built-up area admeasuring 78.00 Sq. Mtrs. as per the approved Building Construction Plan, situated in the aforesaid Row Houses Scheme carried out upon the Plot No. B-43, to Mrs. Priyanka Annappa Chougale for the consideration amount of Rs.27,00,000/- (In Words Rupees Twenty Seven Lakh Only); and on the strength of the said registered Sale Deed, the revenue authorities have mutated the name of said Mrs. Priyanka Annappa Chougale to the 7/12 extract of Plot No. B-43 by passing a Mutation Entry No. 14409.

As per the approved Building Construction Plan, the total Built-up area of said Unit No. 2 is 78.00 Sq. Mtrs. So also, as per the Assessment Record, bearing Grampanchayat Milkat (GPM) No. 1563/2 for the years 2023 – 2024 to 2026 – 2027, the said construction is having a total Built-up area of 89.21 Sq. Mtrs.

As per the online 7/12 extract, the survey number of said Plot No. B-43 is “R. S. No. 204/23/B/Pai/Plot Nam/B/43” which is having the PU-ID No. 39079638782, which is an Unique Identification Number of said revenue record (7/12 extract).

It is further observed that, said present owner – Mrs. Priyanka Annappa

Chougale has proposed to sell her aforesaid Unit No. 2 to Mr. Prashant Bhauso Nagaonkar; and accordingly, a draft copy of said proposed Sale Deed is put on record for perusal.

Thus, presently, (i) the immovable property mentioned above in detail is owned and possessed by Mrs. Priyanka Annappa Chougale solely and exclusively as his self-acquired property; and (ii) the said present owner has proposed to sell the said property to Mr. Prashant Bhauso Nagaonkar, who has approached the HHFL for availing a Home Loan for the purchase of said Unit No. 2.

During my e-search of the Index II record in respect of the aforesaid immovable property for the years 2014 to 2026 (13 years) maintained with the concerned Sub-Registrar's Office/s and made available online on the official portal of the said department, in addition to the aforesaid registered Sale Deeds, I have also found a loan charge of Mahindra Rural Housing Finance Ltd., Kolhapur Branch, to the tune of Rs.21,10,000/- (In Words Rupees Twenty One Lakh Ten Thousand only), availed by the aforesaid Mrs. Priyanka Annappa Chougale, along with Smt. Abika Chougale, against the mortgage security of the aforesaid Unit No. 2, secured by creation of an Equitable Mortgage by Deposit of Title Deeds on 19/11/2024, in respect of which a Notice of Intimation is filed with the office of the Sub-Registrar, Karveer No. 1, Dist. Kolhapur on 29/11/2024 at Filing No. KVN-1/731/2024. Except the said entries mentioned above, I have not come across any other registered entry pertaining to the aforesaid immovable property for the said search period.

I have issued this report on the basis of documents produced before me and the Index-II record made available to me at the relevant time of said e-search. There is no any mechanism or way to ascertain as to whether the entire record of Index-II is made available or not in respect of period covered under search.

I have not visited the said property and confirmed its boundaries. I have mentioned the overall description of the property above on the basis of the documents produced on record. It is, therefore, necessary to confirm the boundaries of, and the overall description of, the aforesaid immovable property separately.

As per the digital LOD dated 13/12/2024 issued by Mahindra Rural Housing Finance Ltd., the aforesaid original Sale Deed No. KVN-1/9436/2024 is in the custody of the said Finance Company as a mortgage security.

The copy of the latest Assessment List extract produced on record does

not bear the signature/s and rubber stamp/s of the Village Officer (Gramsevak) and / or the Sarpanch. It is necessary to obtain the said signatures and rubber stamps on the said document at the earliest. So also, at the time of perusal of the said record, it is observed that, the names of the immediately previous Land-owners cum Developers are still appearing on the said document and the name of the present owner and possessor is yet to be mutated thereon.

1	The property was originally found in whose name?	Originally, the property was in the name of Mr. Dileep Ramchandra Mohite.
2	How did the said property devolve onto the valid ownership of the present owner?	By way of purchase.
3	Whether the present owner has mutated his / her name in the land revenue records?	The name of the present owner is appearing on the latest 7/12 extract but her name is not yet mutated on the latest Assessment List extract of the property under search.
4	Whether the present owner is paying land revenue tax to the state government?	No any such document is produced before me.
5	Non-agricultural proof?	A photostat copy of the N. A. Order is on record.
6	Whether SARFAESI Act, 2002 is applicable?	Yes.

PART-IV : EVIDENCE OF TITLE OF PROPERTY :-

Type of Deed ascertaining title	Registered Sale Deed.
Deed Number	Doc. Reg. No. KVN-1/9436/2024.
Deed Date	14/11/2024.

PART-V : NATURE AND STATUS OF THE PROPERTY :-

Status	Free hold (<i>Occupants Class – I</i>).
Nature	Residential use.

PART-VI : OTHER PROVISIONS :-

Sr. No.	Particulars	Yes / No	Remarks if any
1	Whether property to be given as security is subject to any minor's claim / share?	No.	---
2	Whether property is affected by the revenue or tenancy obligation?	Not observed.	---
3	In case of flat purchase, whether builder is a private / limited company?	Not applicable.	---
4	Whether up to date tax / land revenue has been paid?	No comments.	---
5	Whether all the title documents for last 13 years have been verified?	No.	---
6	Whether required documents are available for creating mortgage?	Partly Yes.	---
7	Whether all the previous owners had the right / competency to transfer of the property.	Yes.	---
8	Whether proposed mortgage by deposit of title document (equitable mortgage) is possible?	Yes.	---
9	If the property is a flat / apartment, how many years independent title is ensured?	Not applicable.	---
10	Whether property has been transferred / to be transferred by POA holder of the original land owner in favour of the loan applicant?	No.	---
11	Whether POA holder of the original land owner has / had authority under POA?	No Comments.	---
12	Whether POA recorded in Sr. No. 11 is registered?	No Comments.	---
13	Whether the property is lease land? If yes, what is the tenure of the lease and what is the residual period left?	No.	---
14	Whether the property / land is joint family property?	No.	---
15	Is the land / property / flat is subject to any reservations / acquisitions / requisitions?	Not observed.	---
16	Whether property belongs to SC / ST (Jharkhand)?	No.	---

17	Whether land is agricultural?	No.	---
18	Whether Real Estate Regulatory Authority, 2016 (RERA) is applicable or not?	No.	---
19	In case of balance transfer / takeover cases, whether original LOD received from bank or not?	Yes.	---
20	Whether search report / non-encumbrance are applied for?	Yes.	Index-II e-Search for the last 13 years is made.
21	Whether provisions of the Urban Land Ceiling Act are applicable?	No.	---
22	Whether the land is categorized under the CNT Act?	No.	---
23	Whether the land is categorized under the Santhal Pargana Act? (State specific).	No.	---
24	Whether approved map / sanction map has been provided?	Yes.	---

PART- VII : DOCUMENTS TO BE COLLECTED BY HINDUJA HOUSING FINANCE LIMITED FOR CREATING A VALID MORTGAGE –

Sr. No.	Date	Name of the Document (Details)	Whether Original / Photocopy
(1)	---	Registered Sale Deed in respect of the aforesaid property executed by Mrs. Priyanka Annappa Chougale in favour of Mr. Prashant Bhauso Nagaonkar, along with its ORR and Index-II Certified Copy.	Original
(2)	14/11/2024	Sale Deed in respect of the aforesaid property, dated 14/11/2024, executed by Mr. Ajit Balwant Atigre & Mr. Vishwas Bajirao Khade in favour of Mrs. Priyanka Annappa Chougale, which is registered at Doc. Reg. No. KVN-1/9436/2024, along with its ORR No. 11012 and Index-II Certified Copy.	Original

(3)	17/08/2026	Digitally signed 7/12 extract in respect of R. S. No. 204/23/B/Pai/Plot Nam/B/43, situated at village Kandalgaon, Tal. Karveer, Dist. Kolhapur.	Computer Print
(4)	---	Latest Assessment List extract issued by the Grampanchayat Kandalgaon in respect of the aforesaid property showing the name of the present owner as the owner and possessor of the property.	Original Extract
(5)	04/03/2013	Non-agricultural Assessment Order bearing No. <i>Binesheti / SR / 256 / 2011</i> issued by the Tehsildar, Karveer, Dist. Kolhapur in respect of the aforesaid property.	Photostat Copy
(6)	04/03/2013	Lay-out Plan in respect of the aforesaid property approved by the Tehsildar, Karveer, Dist. Kolhapur.	Photostat Copy
(7)	08/02/2018	Building Construction Permission bearing No. <i>Bandhkam Paravana / S. R. / 445 / 2018</i> issued by the Tehsildar, Karveer, Dist. Kolhapur in respect of the aforesaid property.	Photostat Copy
(8)	08/02/2018	Building Construction Plan in respect of the aforesaid property approved by the Tehsildar, Karveer, Dist. Kolhapur.	Photostat Copy
(9)	12/07/2024	Occupancy Certificate bearing No. <i>Bhogavata Paramanpatra / 236 / 20</i> issued by the Tehsildar, Karveer, Dist. Kolhapur in respect of the aforesaid property.	Photostat Copy
(10)	---	Latest Property Tax Payment Receipt issued by the Grampanchayat Kandalgaon in respect of the aforesaid property.	Original / Photostat Copy
(11)	13/12/2024	Digital LOD issued by Mahindra Rural Housing Finance Ltd. in respect of the mortgage charge created by Mrs. Priyanka Annappa Chougale upon the aforesaid property.	Original
(12)	---	No Dues Certificate issued by Mahindra Rural Housing Finance Ltd. in respect of	Original

		the mortgage charge created by Mrs. Priyanka Annappa Chougale upon the aforesaid property.	
(13)	---	Seller NOC.	Original
(14)	---	MODT for Loan Agreement executed by Mr. Prashant Bhauso Nagaonkar and Mrs. Sarita Bhauso Kamble in favour of the HHFL.	Original
	AND		
	---	RR and Index-II of the e-filed Notice of Intimation regarding the Equitable Mortgage by Deposit of Title Deeds created by Mr. Prashant Bhauso Nagaonkar and Mrs. Sarita Bhauso Kamble in respect of the aforesaid property in favour of the HHFL.	Computer Prints
OR			
(14)	---	Deed of Simple Mortgage (Registered Mortgage) executed by Mr. Prashant Bhauso Nagaonkar and Mrs. Sarita Bhauso Kamble in favour of the HHFL in respect of the aforesaid property in favour of the HHFL, along with its ORR and Index-II Certified Copy.	Original

PART-VIII : DOCUMENTS TO BE COLLECTED BY HINDUJA HOUSING FINANCE LIMITED POST DISBURSEMENT :- Nil.

PART-IX : FINAL OPINION :-

On the basis of the documents produced on record and on the basis of the outcome of the Index-II e-Search made by me for the last 13 years, I, Amey Deepak Dhavale, Advocate, do hereby opine that –

- (a) Presently, a residential use Row House Unit No. 2, comprising of a land area admeasuring 49.20 Sq. Mtrs., along with an existing two-storied (G+2) RCC type Row House construction thereon having total Built-up area admeasuring 78.00 Sq. Mtrs. as per the approved Building Construction Plan and having total Built-up area admeasuring 89.21 Sq. Mtrs. as per the Assessment Record bearing Grampanchayat Milkat (GPM) No. 1563/2 for the years 2023 – 2024 to 2026 – 2027, situated in a

Row Houses Scheme carried out on the non-agricultural (residential) use Plot No. B-43, totally admeasuring 98.40 Sq. Mtrs., situated in a Plotting Scheme carried out on R. S. 204/23/B (Part), having R. S. No. 204/23/B/Pai/Plot Nam/B/43 (PU-ID No. 39079638782) as per the online 7/12 extract, situated within the local limits of Grampanchayat Kandalgaon, at village Kandalgaon, Tal. Karveer, Dist. Kolhapur is owned and possessed by Mrs. Priyanka Annappa Chougale solely and exclusively as his self-acquired property.

- (b) The said present owner has proposed to sell the said property to Mr. Prashant Bhauso Nagaonkar, who has approached the HHFL for availing a Home Loan for the purchase of said Unit No. 2.
- (c) Subject to the existing loan charge of Mahindra Rural Housing Finance Ltd., Kolhapur Branch, to the tune of Rs.21,10,000/- (In Words Rupees Twenty One Lakh Ten Thousand only), the said present owner is having a clean, clear, valid and marketable title to the aforesaid immovable property.
- (d) The said property is fit for the creation of an Equitable Mortgage by Deposit of Title Deeds or for the execution of a Deed of Simple Mortgage (Registered Mortgage), as per the sole discretion of the Sanctioning Authority from the HHFL.
- (e) The provisions of the SARFAESI Act, 2002 and the Rules made there under are applicable to the aforesaid immovable property; and if a loan charge of the HHFL is created upon the said property as per the prevailing law and registration rules, then the action that may be taken by the HHFL against the said property under the said provisions shall be legal and enforceable at law.

PART-X : CERTIFICATE :-

I have examined the above mentioned related documents in respect of the aforesaid immovable property. In view of the aforesaid documents, information furnished, and the outcome of the Index II e-Search for the last 13 years, I, Amey Deepak Dhavale, am of the opinion that, presently, Mrs. Priyanka Annappa Chougale is the sole, exclusive and absolute owner and possessor of the aforesaid immovable property; and, subject to the existing loan charge of Mahindra Rural Housing Finance Ltd., Kolhapur Branch, to the tune of Rs.21,10,000/- (In Words Rupees Twenty One Lakh Ten Thousand only), she is having a clean, clear, valid and marketable title to the aforesaid immovable property.

Remarks, if any :- Nil.

PART-XI : DIAGRAMMATIC REPRESENTATION OF THE CHAIN OF
TITLE :- Not applicable.

Yours Faithfully,

Amey
Deepak
Dhavale

Digitally signed
by Amey
Deepak Dhavale
Date: 2026.08.17
16:20:26 +05'30'

Amey D. Dhavale, Advocate

Encl. : Photocopies of the documents provided.

Index-II Search Fee is paid on 14/08/2026 vide e- Receipt No. 1115359077.



MH008392444202627U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
15 Aug 2026	Receipt	Receipt no.: 1115359077
	Name of the Applicant :	Adv Amey Deepak Dhavale
	Details of property of which document has to be searched :	Dist :Kolhapur Village :Kandalgaon S.No/CTS No/G.No. : 204
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH008392444202627U		
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		MH008392444202627U		BARCODE				Date		15/08/2026-13:09:11		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						Adv Amey Deepak Dhavale											
Location						PUNE																							
Year						2026-2027 One Time						Flat/Block No.																	
Account Head Details						Amount In Rs.						Premises/Building																	
0030072201 SEARCH FEE						1000.00						Road/Street																	
												Area/Locality																	
												Town/City/District																	
												PIN																	
												Remarks (If Any)																	
												Amount In						One Thousand Rupees Only											
Total						1,000.00						Words																	
Payment Details						STATE BANK OF INDIA						FOR USE IN RECEIVING BANK																	
Cheque-DD Details						Bank CIN						Ref. No.						00040572026081562692						CPAHDDPMQ7					
Cheque/DD No.						Bank Date						RBI Date						15/08/2026-13:24:10						Not Verified with RBI					
Name of Bank						Bank-Branch						STATE BANK OF INDIA																	
Name of Branch						Scroll No. , Date						Not Verified with Scroll																	

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 नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्त्यांसाठी लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1		0004711804202627	15/08/2026-13:13:43	IGR002	325.00
Total Defacement Amount					325.00

66449

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. करवीर 3

15-08-2026

दस्त क्रमांक : 664/2014

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

नोदणी :

Regn:63m

गावाचे नाव : 1) कंदलगांव

(1)विलेखाचा प्रकार	खरेदीखत
(2)मोबदला	275000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	269920
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: कोल्हापूरइतर वर्णन :, इतर माहिती: मौजे कंदलगांव ता करवीर जि कोल्हापूर या गावाचे हद्दीतील रि स नं. 204 हिस्सा क्र. 23/ब पैकी क्षेत्र 4 हेक्टर 40 आर (44000 चौ मी.) विशेषत: परिशिष्ट अ मध्ये नमुद मिळकतीमधील मंजुर रेखांकनातील बिगर शेती झालेला प्लॉट नं. बी-42, क्षेत्र 142.60 चौ मी. 1534.38 चौ फूट व प्लॉट नं. बी-43 क्षेत्र 98.40 चौ मी 1058.78 चौ फूट अशी एकूण क्षेत्र 241.00 चौ मी. 2596.16 चौ फूट ही मिळकत.((Survey Number : 204/23/ब ;))
(5) क्षेत्रफळ	1) 241.00 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री दिलीप रामचंद्र मोहिते तर्फे कबुली जबाबाकरिता विशेष व.मु.म्हणून श्री. शरद शिवाजी खाडे वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा सांगरुळ ता करवीर जि कोल्हापूर, महाराष्ट्र, कोल्हापूर. पिन कोड:-416204 पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सौ रचना अजित मेहता वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा तेज प्रेम महाडिक वसाहत रुईकर कॉलनी कोल्हापूर, महाराष्ट्र, कोल्हापूर. पिन कोड:-416003 पॅन नं:-AXQPM6830P
(9) दस्तऐवज करून दिल्याचा दिनांक	03/02/2014
(10)दस्त नोंदणी केल्याचा दिनांक	03/02/2014
(11)अनुक्रमांक,खंड व पृष्ठ	664/2014
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	13800
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	2750
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

782147

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.करवीर 1

15-08-2026

दस्त क्रमांक : 7821/2023

Note:-Generated Through eSearch
Module,For original report please contact
concern SRO office.

नोदणी :

Regn:63m

गाव: कंदलगांव तालुका: करवीर जिल्हा: कोल्हापूर

(1)विलेखाचा प्रकार	खरेदीखत
(2)मोबदला	170000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	167280
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: कोल्हापूरइतर वर्णन :, इतर माहिती: मौजे कंदलगांव,ता करवीर जि कोल्हापूर या गावच्या हददीतील रिस नं. 204/23/ब/पै/ यापैकी मिळकतीवर पाडलेल्या मंजुर ले आउट प्लॅननुसार बिगरशेती झालेल्या प्लॉट पैकी प्लॉट नं. ब-43 याचे क्षेत्र 98.40 चौ.मी.(म्हणजेच क्षेत्र 1058.78 चौ.फूट.)ही संपूर्ण निवासी प्लॉट मिळकतीचे खरेदीपत्र((Survey Number : 204/23/ब/पै/प्लॉट नं/ब/43 ;))
(5) क्षेत्रफळ	0.9840 आर.चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रचना अजित मेहता वय:-41 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा. तेज प्रेम, महाडिक वसाहत, रुईकर कॉलनी, कोल्हापूर, महाराष्ट्र, क्राँव्ह:आपूर. पिन कोड:-416012 पॅन नं:- AXQPM6830P
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अजित बळवंत अतिग्रे वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा. कंदलगाव अंबाबाई मंदिर जवळ कोल्हापूर, महाराष्ट्र, क्राँव्ह:आपूर. पिन कोड:-416013 पॅन नं:- CAXPA2378A 2): नाव:-विश्र्वास बाजीराव खाडे वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा. शेवट बस स्टॉप मारुती मंदिर जवळ आर के नगर कोल्हापूर, महाराष्ट्र, क्राँव्ह:आपूर. पिन कोड:-416013 पॅन नं:- EAPPK5434M
(9) दस्तऐवज करुन दिल्याचा दिनांक	18/10/2023
(10)दस्त नोंदणी केल्याचा दिनांक	25/10/2023
(11)अनुक्रमांक,खंड व पृष्ठ	7821/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	10200
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	1700
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

943647

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.करवीर 1

15-08-2026

दस्त क्रमांक : 9436/2024

Note:-Generated Through eSearch
Module,For original report please contact
concern SRO office.

नोदणी :

Regn:63m

गाव: कंदलगांव तालुका: करवीर जिल्हा: कोल्हापूर

(1)विलेखाचा प्रकार	खरेदीखत
(2)मोबदला	2700000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2219000
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: कोल्हापूरइतर वर्णन :, इतर माहिती: , इतर माहिती: मौजे कंदलगांव,ता. करवीर,जि.कोल्हापूर या गावचे ग्रामपंचायत हद्दीतील रि.स.नं. 204/23/ब/पैकी या मिळकतीमध्ये पाडलेल्या प्लॉटस् पैकी बिगरशेती झालेला व मंजूर रेखांकनातील प्लॉट नं. ब/43 याचे एकूण क्षेत्र 98.40 चौ.मीटर या मिळकतीवर विकसित करणेत आलेल्या एकूण 2 रो-हाऊस युनिटस् पैकी रो-हाऊस युनिट नं. 2 याचे क्षेत्र 49.20 चौ.मी. जागा व त्यावरील मंजूर नकाशाप्रमाणे आर.सी.सी. बांधकाम क्षेत्र 78.00 चौ.मी. बिल्टअप(याचे ग्रामपंचायत असेसमेंट उता-याप्रमाणे बांधकाम क्षेत्र 89.18 चौ.मी. बिल्टअप याचा ग्रामपंचायत मिळकत क्रमांक 1563/2 असा आहे)ही संपूर्ण निवासी रो-हाऊस युनिट मिळकत. (Survey Number : 204/23/ब/पै/प्लॉट नं/ब/43 ;))
(5) क्षेत्रफळ	0.4920 आर.चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अजित बळवंत अतिग्रे वय:-28 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: कंदलगांव, ता. करवीर, जि.कोल्हापूर, महाराष्ट्र, क्राँव्:आपूर. पिन कोड:-416013 पॅन नं:-CAXPA2378A 2): नाव:-विश्वास बाजीराव खाडे वय:-34 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: कंदलगांव, ता. करवीर, जि.कोल्हापूर, महाराष्ट्र, क्राँव्:आपूर. पिन कोड:-416012 पॅन नं:-EAPPK5434M
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रियांका अण्णाप्पा चौगले वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा. 593/1, ई वॉर्ड, ठोंबरे मळा, अजिंक्यतारा कॉलनी, कसबा बावडा, कोल्हापूर, महाराष्ट्र, क्राँव्:आपूर. पिन कोड:-416006 पॅन नं:-BGXPC0131Q
(9) दस्तऐवज करुन दिल्याचा दिनांक	14/11/2024
(10)दस्त नोंदणी केल्याचा दिनांक	14/11/2024
(11)अनुक्रमांक,खंड व पृष्ठ	9436/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	135000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	27000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

15-08-2026

सूची क्र.2

दुय्यम निबंधक : Joint S.R.Karvir 1

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

फाईल क्रमांक : 731/2024

नोदणी :

Regn:63m

गावाचे (Village Name) : Kandalgaon

(1) विलेखाचा प्रकार (Title)	6-Notice of intimation regarding mortgage by way of deposit of Title Deed
(2) कर्जाची रक्कम (Loan amount)	Rs.2110000/-
(3) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) (Property Description)	1) Survey Number:204/23/B/PAIKI, Land area:49.2000 Square Meter,Area of Constructed Property:89.1800 Square Meter,Property Type:Other ,Other Description: , Pin Code:416013,Property Description:RS NO 204/23/B/PAI PLOT NO B/43 NEAR SRUSHTI PARK MOUJE KANDALGAON,Property Description continued:TAL KARVEER DIST KOLHAPUR
(4) क्षेत्रफळ (Area)	1) Land area:49.2000 Square Meter
(5) कर्ज घेणाऱ्याचे नाव व पत्ता (Mortgagor)	1) Name: PRIYANKA CHOUGALE Age: 38, Address: 593/1 E WARD THOMBARE MALA AJINKYATARA COLONY KASABA BAVADA KOLHAPUR ,PAN: BGXPC0131Q 2) Name: AMBIKA CHAUGALE Age: 58, Address: 593/1 E WARD THOMBARE MALA AJINKYA TARA COLONY KASABA BAVADA KOLHAPUR ,PAN: BPFPC0763P
(6) कर्ज देणाऱ्याचे नाव व पत्ता (Mortgagee)	Bank Name: MAHINDRA RURAL HOUSING FINANCE LIMITED Address: MAHINDRA TOWER, 4TH FLOOR, P. K. KURNE CHOWK, WORLI, MUMBAI – 400018, MAHARASHTRA., , MICR No.400628001, TAN:., Kolhapur, Kolhapur, Karveer, (Ward E) Kolhapur Mahanagar palika, Maharashtra
(7) गहाण / कर्जाचा दिनांक (Date of Mortgage)	19/11/2024
(8) नोटीस फाईल केल्याचा दिनांक (Date of filing)	29/11/2024
(9) फायलींग नंबर (Filing No.)	731/2024
(10) मुद्रांक शुल्क (Stamp Duty)	Rs.6330/-
(11) फायलींग शुल्क (Filing Amount)	Rs.10550.00/-
(12) Date of submission	19/11/2024
(13) शेरा (Remark)	-