



NARAYAN KHAMKAR

& LAW ASSOCIATES

• ADVOCATE • NOTARY • ARBITRATOR •
Govt. of India

Ref. No. : IHFC/TSR/1487/2026.

Date : 17.09.2026.

Application No. : 77000351945
Transaction Type : Builder Purchase
Applicant : Mr. Rohit Kailash Patil
Co-Applicant : Mr. Kailash Punjaram Patil

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

- **Legal Scrutiny Report pertaining to the file of (1) Mr. Rohit Kailas Patil and (2) Mr. Kailas Punjaram Patil.**

- **PART I : PROPERTY DETAILS**

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

All that piece and parcel of land comprising:

- land admeasuring 250.00 Sq. Mtrs. out of Survey No. 89/1A/2, and
- land admeasuring 2700.00 Sq. Mtrs. out of Survey No. 89/1A/1,

thus aggregating to 2950.00 Sq. Mtrs., out of which aggregate land admeasuring 2278.00 Sq. Mtrs. is stated to be under development, situated at Village – Kiwale, Taluka – Haveli, District – Pune, within the limits of Pimpri Chinchwad Municipal Corporation, Registration District Pune and Sub-Registration District Haveli and which is bounded as under.-

On or towards the East : By Survey No. 88.

On or towards the South : By 12 Mtrs. D.P. Road.

On or towards the West : By part of Survey No. 89.

On or towards the North : By part of Survey No. 89.

Hereinafter, referred to as the “Entire Land Property”.

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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.

✉ **email** - nklawassociates1@gmail.com :: 📞 **Mobile No.** - + 91 99 228 10198 ::

- **DESCRIPTION OF SUBJECT FLAT PROPERTY**

All that piece and parcel of property bearing Flat/Unit No. 1110, having carpet area admeasuring 54.04 Sq. Mtrs., together with attached Open Balcony admeasuring 10.03 Sq. Mtrs., situated on the 11th Floor, in the Building/Project known as "VANSI VIVA", constructed upon the entire land property comprising Survey No. 89/1A/1 and Survey No. 89/1A/2, situated at Village – Kiwale, Taluka – Haveli, District – Pune, within the local limits of the Pimpri Chinchwad Municipal Corporation, together with the right to use the common areas, amenities and restricted common areas.

Hereinafter, referred to as the "Subject Property".

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

1. Draft of an Articles of Agreement to be executed and registered by M/s. Rajvansh Group, a registered partnership firm through its authorised partners and with the consent of original land owners to and in favour of Mr. Rohit Kailas Patil, pertaining to the subject property.

- **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 land admeasuring 00 Hectare 02.5 Are out of Survey No. 89/1A/2, situated at Village Kiwale, Taluka Haveli, District Pune, was owned by Mr. Sunil Pandurang Garud and Mr. Raju Pandurang Garud.
2. Thereafter, Mr. Sunil Pandurang Garud and Mr. Raju Pandurang Garud executed a Development Agreement dated 17.08.2021, whereby they granted, conveyed and entrusted the development rights in respect of the aforesaid land admeasuring 00 H 02.5 Are out of Survey No. 89/1A/2 to and in favour of M/s. Rajvansh Group, represented by its Partner Mr. Swapnil Vilas Taras. The said Development Agreement has been duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 18, Pune, under Serial No. 12330/2021.

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3. Further, in continuation of and in addition to the aforesaid Development Agreement, Mr. Sunil Pandurang Garud and Mr. Raju Pandurang Garud also executed an Irrevocable General Power of Attorney dated 17.08.2021 in favour of M/s. Rajvansh Group, thereby authorising the Promoter to undertake the development of the said property. The said Irrevocable General Power of Attorney has been duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 18, Pune, under Serial No. 12331/2021.
4. That the land admeasuring 00 Hectare 03 Are out of Survey No. 89/1A/1 was owned by Mrs. Shobha Ram Shelke.
5. Thereafter, Mrs. Shobha Ram Shelke executed a Development Agreement dated 09.10.2017, whereby she granted, conveyed and entrusted the development rights in respect of the aforesaid land to and in favour of M/s. Rajvansh Group, represented by its Partner Mr. Swapnil Vilas Taras. The said Development Agreement has been duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 26, Pune, under Serial No. 11228/2017.
6. Further, in continuation of and in addition to the aforesaid Development Agreement, Mrs. Shobha Ram Shelke also executed an Irrevocable General Power of Attorney dated 09.10.2017 in favour of M/s. Rajvansh Group. The said Irrevocable General Power of Attorney has been duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 26, Pune, under Serial No. 11229/2017.
7. That the land admeasuring 00 Hectare 24 Are out of Survey No. 89/1A/1 was owned by Mrs. Housabai Umaji Waghole.
8. Thereafter, Mrs. Housabai Umaji Waghole executed a Development Agreement dated 25.04.2018, whereby she granted, conveyed and entrusted the development rights in respect of the aforesaid land to and in favour of M/s. Rajvansh Group, represented by its Partner Mr. Swapnil Vilas Taras. The said Development Agreement has been duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 26, Pune, under Serial No. 5068/2018.

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9. Further, in continuation of and in addition to the aforesaid Development Agreement, Mrs. Housabai Umaji Waghole also executed an Irrevocable General Power of Attorney dated 25.04.2018 in favour of M/s. Rajvansh Group. The said Irrevocable General Power of Attorney has been duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 26, Pune, under Serial No. 5069/2018.
10. Thus, the aforesaid properties comprising Survey No. 89/1A/2 admeasuring 00 H 02.5 Are and Survey No. 89/1A/1 admeasuring 00 H 27 Are, aggregating to 00 H 29.5 Are i.e. 2950.00 Sq. Mtrs., came to be held for development by M/s. Rajvansh Group, which is stated to be in possession thereof and authorised to develop the land and sell the units constructed thereon.
11. Thereafter, the Hon'ble Upper Tahasildar, Pimpri Chinchwad, Taluka Haveli, Pune, granted Non-Agricultural permission in respect of the Project Land for residential/commercial use vide N.A. Order No. Land/NA/SR/296/2022 dated 28.04.2022.
12. Thereafter, Pimpri Chinchwad Municipal Corporation sanctioned the building layout and plans for construction upon the Project Land and issued Commencement Certificate No. BP/Kiwale/38/2022 dated 30.03.2022, which was thereafter revised vide Commencement Certificate No. BP/Kiwale/142/2022 dated 19.12.2022, and further revised vide Commencement Certificate No. BP/Kiwale/80/2023 dated 07.08.2023.
13. Thereafter, the Promoter, M/s. Rajvansh Group, registered the project known as "VANSI VIVA" under the provisions of the Real Estate (Regulation and Development) Act, 2016, with MahaRERA under Registration No. P52100046140, dated 20.06.2022.
14. Thereafter, the Promoter completed construction of Building A in accordance with the sanctioned plans and obtained Completion Certificate No. 321/2025 dated 05.05.2025 from the competent authority.
15. Further, the Promoters/Vendors executed a Special Power of Attorney dated 04.01.2023 in favour of Mr. Khajir Shankar Kamble and Mrs. Sapna Sanjay Sagavekar, which is duly

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registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 18, Pune, under Serial No. 140/2023.

16. Thus, in view of the aforesaid, the builder/developer, i.e. M/s. Rajvansh Group, is duly entitled and authorised to develop the entire land property by constructing the multi-storied building thereon in accordance with the sanctioned plans and permissions. Further, the entire land property as well as the Subject Property is free from encumbrances. Accordingly, M/s. Rajvansh Group is legally entitled and competent to sell, transfer and convey the Subject Property to and in favour of Mr. Rohit Kailas Patil or any other prospective purchaser/s.

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

1. Development Agreement, dated 09.10.2017, executed by Mrs. Shobha Ram Shelke to and in favour of M/s. Rajvansh Group, which is registered in the office of Sub-Registrar of Assurances, Haveli No. 26, Pune under Serial No. 11228/2017.
2. Irrevocable General Power of Attorney, dated 09.10.2017, executed by Mrs. Shobha Ram Shelke to and in favour of M/s. Rajvansh Group, which is registered in the office of Sub-Registrar of Assurances, Haveli No. 26, Pune under Serial No. 11229/2017.
3. Development Agreement, dated 25.04.2018, executed by Mrs. Housabai Umaji Waghole to and in favour of M/s. Rajvansh Group, which is registered in the office of Sub-Registrar of Assurances, Haveli No. 26, Pune under Serial No. 5068/2018.
4. Irrevocable General Power of Attorney, dated 25.04.2018, executed by Mrs. Housabai Umaji Waghole to and in favour of M/s. Rajvansh Group, which is registered in the office of Sub-Registrar of Assurances, Haveli No. 26, Pune under Serial No. 5069/2018.
5. Development Agreement, dated 17.08.2021, executed by Mr. Sunil Pandurang Garud and Mr. Raju Pandurang Garud to and in favour of M/s. Rajvansh Group, which is registered in the office of Sub-Registrar of Assurances, Haveli No. 18, Pune under Serial No. 12330/2021.

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6. Irrevocable General Power of Attorney, dated 17.08.2021, executed by Mr. Sunil Pandurang Garud and Mr. Raju Pandurang Garud to and in favour of M/s. Rajvansh Group, which is registered in the office of Sub-Registrar of Assurances, Haveli No. 18, Pune under Serial No. 12331/2021.
7. Special Power of Attorney, dated 04.01.2023, executed by the Promoters/Vendors to and in favour of Mr. Khajir Shankar Kamble and Mrs. Sapna Sanjay Sagavekar, which is registered in the office of Joint Sub-Registrar of Assurances, Haveli No. 18, Pune under Serial No. 140/2023.

• **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.

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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 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	No.

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	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?	
5.19	Whether any permission/consent is required to sell the property upon invocation of the mortgage. If so, indicate the Authority from whom the permission is required; Indicative Time Line to obtain such permission; and any premium payable to the Authority upon such transfer.	No.
5.20	Whether Search Report is obtained and submitted?	Yes.
Search Receipt Details - I, the undersigned, Advocate Narayan Laxman Khamkar, have conducted an online search in respect of the above-referred subject property by visiting the official website of the Inspector General of Registration (IGR), Government of Maharashtra. The search has been conducted for the period of the last thirteen (13) years, i.e., from 2014 to 2026, in respect of subject property. I have paid the e-Search fee of ₹325/- through GRAS e-Challan bearing GRN No. MH010210357202627E and Department ID No. 158333126. The said payment was duly credited to the Government and utilized for conducting the online property search. Accordingly, the e-Search Receipt bearing No. 1115463024, dated 17.09.2026 at 09:21 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		

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	search data available on the IGR portal, no adverse entries affecting the title of the subject property have been found during the aforesaid search period. It is further clarified that this search report is based exclusively on the entries and records available online on the IGR portal as on the date and time of generation of the aforesaid e-Search Receipt. Accordingly, this report is subject to any subsequent registrations, encumbrances, claims, charges, notices, court orders, or other entries, if any, that may not have been reflected in the online records as on the date and time of the search.	
5.21	Whether EC is obtained?	No.
	EC Details	NA
	No. of years EC obtained	NA
	Any Encumbrances to specify	NA
	EC Applied by	NA

• **PART VI : CERTIFICATE.-**

It is certified that, the builder/developer, i.e. M/s. Rajvansh Group, is duly entitled and authorised to develop the entire land property by constructing the multi-storied building thereon in accordance with the sanctioned plans and permissions. Further, the entire land property as well as the Subject Property is free from encumbrances. Accordingly, M/s. Rajvansh Group is legally entitled and competent to sell, transfer and convey the Subject Property to and in favour of Mr. Rohit Kailas Patil 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 Articles of Agreement to be executed and registered by M/s. Rajvansh Group, a registered partnership firm through its authorised partners and with the consent of original land owners to and in favour of Mr. Rohit Kailas Patil, pertaining to the subject property.

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2. Original Payment Receipts issued by the builder/developer, i.e. M/s. Rajvansh Group to and in favour of Mr. Rohit Kailas Patil, pertaining to the subject property.
 3. Original NOC to Mortgage from the builder/developer, i.e. M/s. Rajvansh Group to and in favour of ICICI Home Finance Company Limited, pertaining to the subject property.
- **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 : 17.09.2026.



Narayan
Laxman
Khamkar

**NARAYAN L. KHAMKAR
ADVOCATE**

Digitally signed by
Narayan Laxman
Khamkar
Date: 2026.09.17
11:42:36 +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
11228/2017	Development Agreement	09-10-2017	S.R. Haveli No. 26, Pune	Mrs. Shobha Ram Shelke	M/s. Rajvansh Group, through its Partner Mr. Swapnil Vilas Taras	Land admeasuring 00 H 03 Are out of Survey No. 89/1A/1, Village Kiwale, Taluka Haveli, District Pune.
5068/2018	Development Agreement	25-04-2018	S.R. Haveli No. 26, Pune	Mrs. Housabai Umaji Waghole	M/s. Rajvansh Group, through its Partner Mr. Swapnil Vilas Taras	Land admeasuring 00 H 24 Are out of Survey No. 89/1A/1, Village Kiwale, Taluka Haveli, District Pune.
12330/2021	Development Agreement	17-08-2021	S.R. Haveli No. 18, Pune	(1) Mr. Sunil Pandurang Garud, (2) Mr. Raju Pandurang Garud	M/s. Rajvansh Group, through its Partner Mr. Swapnil Vilas Taras	Land admeasuring 00 H 02.5 Are out of Survey No. 89/1A/2, Village Kiwale, Taluka Haveli, District Pune.

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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P52100046140**

Project: **VANSH VIVA** Plot Bearing / CTS / Survey / Final Plot No.: **89/1A/1 and 89/1A/2** at **Pimpri Chinchawad (M Corp.), Haveli, Pune, 412101;**

1. **Ms Rajvansh Group** having its registered office / principal place of business at Tehsil: **Haveli, District: Pune, Pin: 412101.**
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 sub- clause (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 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 **20/06/2022** and ending with **31/12/2024** 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.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 09-02-2023 14:06:51

Dated: **09/02/2023**

Place: **Mumbai**

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

MH010210357202627E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
17 Sep 2026	Receipt	Receipt no.: 1115463024
	Name of the Applicant :	Advocate Narayan Laxman Khamkar
	Details of property of which document has to be searched :	Dist :Pune Village :Kivale (malwadi) S.No/CTS No/G.No. : 89
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH010210357202627E		
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 MH010210357202627E		BARCODE 		Date 15/09/2026-13:52:18		Form ID			
Department Inspector General Of Registration				Payer Details					
Type of Payment Search Fee Other Items				TAX ID / TAN (If Any)					
				PAN No.(If Applicable)					
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name		Advocate Narayan Laxman Khamkar			
Location PUNE									
Year 2026-2027 One Time				Flat/Block No.					
Account Head Details			Amount In Rs.		Premises/Building				
0030072201 SEARCH FEE			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 BANK OF BARODA				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN		Ref. No.		02003942026091500516 1509274174	
Cheque/DD No.				Bank Date		RBI Date		15/09/2026-13:53:13 Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF BARODA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Mobile No. : XXXXXX0198

Department ID : 158333126 Mobile No. : X
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.