



NARAYAN KHAMKAR

& LAW ASSOCIATES

• ADVOCATE • NOTARY • ARBITRATOR •
Govt. of India

Ref. No. : IHFC/TSR/1403/2026.

Date : 04.09.2026.

Application No. : 77000347663
Transaction Type : HL Builder Purchase
Applicant : Mr. Kiran Vitthal Andre
Co-Applicant : Mrs. Rutuja Andre

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

- Legal Scrutiny Report pertaining to the file of (1) Mr. Kiran Vitthal Andre and (2) Mrs. Rutuja Andre.

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

All that piece and parcel of land bearing Survey No. 129/1/2, totally admeasuring 04 Hectare 22.80 Ares, i.e. 42,280 Sq. Mtrs., out of which an area admeasuring 19,365.70 Sq. Mtrs. is affected by/proposed for the 110 Mtrs. wide Ring Road, leaving an area admeasuring about 22,914.30 Sq. Mtrs.; together with Survey No. 129/1/3 admeasuring 3,506 Sq. Mtrs. and Survey No. 129/1/4 admeasuring 1,200 Sq. Mtrs., aggregating to 46,986 Sq. Mtrs., situated at Village – Vadgaon Maval, Taluka – Maval, District – Pune, within the Registration District Pune and Sub-Registration District Maval and which is bounded as under.-

On or towards the East : By part of Survey No. 114
On or towards the South : By Survey Nos. 127, 128 and 119
On or towards the West : By adjoining Survey No. 130
On or towards the North : By part of Survey No. 132

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

NARAYAN KHAMKAR & LAW ASSOCIATES

📍 **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 Project Land Property.-**

All that piece and parcel of land being Plot No. "A" bearing Survey No. 129/1/2/1/3/1/4/Plot A, admeasuring 5,185.16 Sq. Mtrs., together with Open Space Plot A bearing Survey No. 129/1/2/1/3/1/4/66, forming part of the sanctioned layout of the aforesaid Larger Land, situated at Village – Vadgaon Maval, Taluka – Maval, District – Pune, within the Registration District Pune, Sub-Registration District Maval and within the limits of the local planning authority, upon which the project known as "ARANYA" has been developed.

Herinafter, referred to as the "Project Land Property".

- **Description of Subject Property.-**

All that piece and parcel of property bearing Flat No. A-108, having carpet area admeasuring 46.72 Sq. Mtrs., i.e. 502.89 Sq. Ft., along with enclosed balcony admeasuring 2.25 Sq. Mtrs., i.e. 24.22 Sq. Ft., and exclusive open balcony admeasuring 3.22 Sq. Mtrs., i.e. 34.66 Sq. Ft., aggregating to total usable floor area admeasuring 52.19 Sq. Mtrs., i.e. 561.77 Sq. Ft., situated on the First Floor, in Building "A", out of the project known as "ARANYA", constructed on the aforesaid Entire Project Land situated at Village – Vadgaon Maval, Taluka – Maval, District – Pune, together with exclusive right to use Car Parking No. C-25 at Ground Shaded Level and Two-Wheeler Parking No. A-61 at Ground Level, and all rights, easements and appurtenances attached thereto.

Hereinafter, referred to as the "Subject Property".

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

1. Draft of an Agreement to Sale to be executed and registered by Naiknavare Township LLP to and in favour of Mr. Kiran Vitthal Andre, 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 entire land property was originally owned by various land owners.

NARAYAN KHAMKAR & LAW ASSOCIATES

 **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 ::

2. Thereafter, (1) Shri Babu Laxman Dhire, (2) Shri Shirish Babu Dhire, (3) Shri Pravin Babu Dhire, (4) Smt. Shobha Gopichand Navale, (5) Sau. Kiran Yashwant Shelar and (6) Kum. Sarita Babu Dhire executed a Development Agreement dated 28.07.2006, whereby they granted, conveyed and entrusted the development rights in respect of the said property to and in favour of M/s Devi Construction Company, through its Partner Mr. Vinod K. Bani. The said Development Agreement is duly registered in the office of the Sub-Registrar of Assurances, Vadgaon Maval, under Serial No. 5223/2006.
3. Further, in continuation of and in addition to the aforesaid Development Agreement, (1) Shri Babu Laxman Dhire, (2) Shri Shirish Babu Dhire, (3) Shri Pravin Babu Dhire, (4) Smt. Shobha Gopichand Navale, (5) Sau. Kiran Yashwant Shelar and (6) Kum. Sarita Babu Dhire also executed a Power of Attorney dated 28.07.2006 in favour of M/s Devi Construction Company, through its Partner Mr. Vinod K. Bani, thereby empowering the said Developer to carry out the development activities in respect of the said property. The said Power of Attorney is duly registered in the office of the Sub-Registrar of Assurances, Vadgaon Maval, under Serial No. 5224/2006.
4. Thereafter, the aforesaid owners, through their Power of Attorney Holder M/s Devi Construction Company, through its Partner Mr. Vinod K. Bani, assigned and transferred the development rights in respect of the said property to and in favour of (1) Shri Govind Nandlal Manchandiya, (2) Shri Om Nandlal Manchandiya, (3) Shri Satish P. Bhatiya and (4) M/s S.R. Associates, through its Partner Shri Jawaharlal Hiralal Sabandasani. The said Agreement assigning the development rights is duly registered in the office of the Sub-Registrar of Assurances, Maval, under Serial No. 4075/2007.
5. Further, in continuation of the aforesaid assignment of development rights, the aforesaid owners, through their constituted attorney M/s Devi Construction Company, through its Partner Mr. Vinod K. Bani, also empowered M/s S.R. Associates, through its Partner Shri

NARAYAN KHAMKAR & LAW ASSOCIATES

 **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 ::

Jawaharlal Hiralal Sabandasani, by way of a Power of Attorney, which is registered in the office of the Sub-Registrar of Assurances, Maval, under Serial No. 4076/2007 on 24.04.2007, thereby authorising the attorney to carry out the acts and activities in furtherance of the development of the said property.

6. Thereafter, (1) Shri Babu Laxman Dhore, (2) Shri Shirish Babu Dhore, (3) Shri Pravin Babu Dhore, (4) Smt. Shobha Gopichand Navale, (5) Sau. Kiran Yashwant Shelar and (6) Kum. Sarita Babu Dhore executed a Development Agreement dated 03.10.2006, whereby they granted, conveyed and entrusted the development rights in respect of the said property to and in favour of M/s Devi Construction Company, through its Partner Mr. Vinod K. Bani. The said Development Agreement is duly registered in the office of the Sub-Registrar of Assurances, Vadgaon Maval, under Serial No. 6526/2006.
7. Further, in continuation of and in addition to the aforesaid Development Agreement, the aforesaid owners also executed a Power of Attorney dated 03.10.2006 in favour of M/s Devi Construction Company, through its Partner Mr. Vinod K. Bani, thereby empowering the said Developer to carry out the development activities in respect of the said property. The said Power of Attorney is duly registered in the office of the Sub-Registrar of Assurances, Vadgaon Maval, under Serial No. 6527/2006.
8. Thereafter, (1) Shri Babu Laxman Dhore, (2) Shri Shirish Babu Dhore, (3) Shri Pravin Babu Dhore, (4) Smt. Shobha Gopichand Navale, (5) Sau. Kiran Yashwant Shelar and (6) Kum. Sarita Babu Dhore, through their Power of Attorney Holder M/s Devi Construction Company, through its Partner Mr. Vinod K. Bani, executed an Agreement to Sell dated 06.04.2007, whereby development rights in respect of the said property were granted and assigned to and in favour of (1) Shri Govind Nandlal Manchandiya, (2) Shri Om Nandlal Manchandiya, (3) Shri Satish P. Bhatiya (HUF) and (4) M/s S.R. Associates, through its Partner Shri Jawaharlal Hiralal Sabandasani, with the consent of M/s Devi Construction Company. The said Agreement is duly registered in the office of the Sub-Registrar of Assurances, Maval, under Serial No. 4073/2007.

NARAYAN KHAMKAR & LAW ASSOCIATES

 **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 ::

9. Further, in continuation of the aforesaid Agreement, the aforesaid owners also executed an Irrevocable Power of Attorney dated 06.04.2007, thereby empowering the aforesaid development-right holders / M/s S.R. Associates through its Partner Shri Jawaharlal Hiralal Sabandasani to undertake the acts, deeds and things necessary for development of the said property. The said Irrevocable Power of Attorney is duly registered in the office of the Sub-Registrar of Assurances, Vadgaon Maval, under Serial No. 4074/2007 on 24.04.2007.
10. Thereafter, Shri Balasaheb Kisan Nakhate, Smt. Hirabai Kisan Nakhate for herself and as Power of Attorney Holder of Shri Chandrakant Bhikuji Nakhate, Smt. Sindhutai Chandrakant Nakhate, Sau. Ranjana Chandrakant Nakhate, Sau. Vijaya Balu Shinde, Sau. Kalawati Anil Kaldhoke, Sau. Vaishali Satish Padval, Smt. Jijabai Ram Nakhate, Shri Subhash Ram Nakhate, Shri Anil Ram Nakhate, Shri Sunil Ram Nakhate, Sumita alias Sunita Maruti Vahile, Sau. Asha Gangadhar Dabhade, Sau. Nanda Jaysing Shelar, Sau. Usha Sanjay Ghonge and Sau. Rakhi Ganesh Galande, with the consent of Shri Rajendra Manikchand Oswal, executed a Development Agreement dated 20.06.2007, whereby they granted and assigned the development rights in respect of the said property to and in favour of M/s Kohinoor Realities, through its Partner Shri Mohan Kallaram Agarwal. The said Development Agreement is duly registered in the office of the Sub-Registrar of Assurances, Vadgaon Maval, under Serial No. 6156/2007.
11. Further, in continuation of and in addition to the aforesaid Development Agreement, the aforesaid owners also executed a Power of Attorney dated 20.06.2007 in favour of M/s Kohinoor Realities, through its Partner Shri Mohan Kallaram Agarwal, thereby empowering the said Developer to carry out the development activities in respect of the said property. The said Power of Attorney is duly registered in the office of the Sub-Registrar of Assurances, Vadgaon Maval, under Serial No. 6157/2007.
12. Thereafter, M/s Naiknavare Township LLP obtained sanction for the proposed layout vide Commencement Certificate No. 606/2022 dated 31.03.2022, issued by the Chief Officer,

NARAYAN KHAMKAR & LAW ASSOCIATES

 **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 ::

Vadgaon Municipal Council, which was thereafter revised vide online Commencement Certificate No. NPVMN/TR/2022/APL/00001 dated 31.03.2022. Under the sanctioned layout, the land was divided into Plot A, Open Space for Plot A, Plot B and Plot C/Amenity Plot.

13. Thereafter, the Owner/Promoter obtained sanctioned layout and building plans for Plot A vide Commencement Certificate No. NANI/BAP/KAVI/6/605/2022 dated 31.03.2022. The same was thereafter revised vide Building Permit No. NPVMN/RB/2023/APL/00019 dated 08.05.2023.
14. Thereafter, M/s Naiknavare Township LLP applied for Non-Agricultural demarcation. The demarcation was carried out vide M.R. No. 559/2022, and the Tahsildar, Vadgaon Maval passed K.J.P. Order No. 30/2023. Pursuant thereto, new survey numbers were opened in the revenue records, namely Survey No. 129/1/2/1/3/1/4/Plot A admeasuring 5,185.16 Sq. Mtrs. and Survey No. 129/1/2/1/3/1/4/66, Open Space Plot A.
15. Thereafter, the Tahsildar, Maval, Pune, vide two separate Non-Agricultural Orders dated 30.08.2022 and 21.10.2022, bearing Nos. JAMIN/SR/18/2022 and JAMIN/SR/31/2022, respectively, permitted Non-Agricultural use of the concerned portions of the Larger Land for residential purposes under Section 44 of the Maharashtra Land Revenue Code, 1966.
16. Thereafter, M/s Naiknavare Township LLP proposed development of a residential ownership project on Plot A and the Open Space for Plot A under the name and style “ARANYA”, comprising Buildings A, B and C, residential tenements, commercial units, club house and utility/service areas in accordance with the sanctioned building plans.
17. Thereafter, the project known as “ARANYA” was registered with the Maharashtra Real Estate Regulatory Authority under MahaRERA Project Registration No. P52100052216 dated 31.07.2023. The MahaRERA Certificate identifies Naiknavare Township LLP as the Promoter and records Plot A bearing Survey No. 129/1/2/1/3/1/4, Village – Wadgaon, Taluka – Maval, District – Pune. The registration is shown as valid up to 31.03.2027, unless renewed/otherwise dealt with under RERA.

NARAYAN KHAMKAR & LAW ASSOCIATES

 **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 ::

18. Thereafter, the sanctioned plans underwent further revision, and as recorded in the Full Occupancy Certificate, the development of Buildings A, B and C was completed as per the approved plan bearing Permission No. NPVMN/RB/2023/APL/00028 dated 21.09.2023.
19. Thereafter, the Vadgaon Maval Nagar Panchayat issued Full Occupancy Certificate bearing Approval No. NPVMN/FO/2026/APL/00089, dated 09.04.2026, in respect of Buildings A (Mixed), B (Mixed) and C (Mixed) of the project. The said certificate records that the development/construction was completed in accordance with the approved plans and permits occupation subject to the conditions stated therein.
20. Thereafter, upon satisfaction of the mortgage created under the earlier Mortgage Deed bearing Serial No. 3323/2018, registered with the Sub-Registrar of Assurances, Haveli No. 15, Pune, Vistra ITCL (India) Limited executed a Reconveyance dated 14.07.2022, thereby releasing, reconveying and extinguishing its mortgage charge over the land bearing new Survey No. 129/1/2, admeasuring 04 Hectares 22.80 Ares, corresponding to the old Survey Nos. 129/1A/2, 129/1A/3, 129/1A/4, 129/1A/7, portions of 129/1A/8, Survey No. 129/1B/1 and Survey No. 129/1B, situated at Village – Vadgaon, Taluka – Maval, District – Pune, in favour of the concerned mortgagors/owners, including M/s Naiknavare Township LLP, through its Partner Mr. Ranjit Dattaji Naiknavare. The said Reconveyance is duly registered in the office of the Joint Sub-Registrar of Assurances, Vadgaon-Maval No. 2, under Serial No. 7266/2022 on 14.07.2022.
21. Thereafter, M/s Naiknavare Township LLP, through its Partner Mr. Ranjit Dattaji Naiknavare, availed a financial facility of Rs. 15,00,00,000/- (Rupees Fifteen Crore Only). In order to secure the due repayment of the said financial facility together with interest, costs, charges and other monies payable thereunder, M/s Naiknavare Township LLP executed a Mortgage Deed dated 29.08.2022, and thereby mortgaged an area admeasuring 14,861.17 Sq. Mtrs. out of Survey No. 129/1/2, totally admeasuring 04 Hectares 22.80 Ares, situated at Village – Vadgaon, Taluka – Maval, District – Pune, to and in favour of (1) Mr. Jayprakash P. Shroff, (2) Mrs. Sujata

NARAYAN KHAMKAR & LAW ASSOCIATES

 **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 ::

Jayprakash Shroff and (3) Mrs. Kishori V. Jain. The said Mortgage Deed is duly registered in the office of the Joint Sub-Registrar of Assurances, Vadgaon-Maval No. 2, under Serial No. 9050/2022 on 29.08.2022.

22. Thereafter, in continuation of the aforesaid Mortgage Deed bearing Serial No. 9050/2022, M/s Naiknavare Township LLP, through its Partner Mr. Ranjit Dattaji Naiknavare, executed a Supplementary Mortgage Deed dated 21.09.2022, and thereby additionally mortgaged the land bearing Survey No. 129/1/4, admeasuring 00 Hectare 12 Ares, and Survey No. 129/1/3, admeasuring 34.06 Ares plus Pot Kharaba 01 Are, aggregating to 00 Hectare 35.06 Ares, situated at Village – Vadgaon, Taluka – Maval, District – Pune, to and in favour of (1) Mr. Jayprakash P. Shroff, (2) Mrs. Sujata Jayprakash Shroff and (3) Mrs. Kishori V. Jain, as further security for the aforesaid financial facility. The said Supplementary Mortgage Deed is duly registered in the office of the Joint Sub-Registrar of Assurances, Vadgaon-Maval No. 2, under Serial No. 9948/2022 on 21.09.2022.

23. Thereafter, upon satisfaction/release of the aforesaid mortgage liability, (1) Mr. Jayprakash P. Shroff, (2) Mrs. Sujata Jayprakash Shroff and (3) Mrs. Kishori V. Jain executed a Reconveyance dated 14.05.2024, thereby releasing and extinguishing their mortgage charge over Plot No. B, comprising the newly formed Survey Nos. 129/1/2/1/3/1/4/Plot B-1 to B-62, Survey No. 129/1/2/1/3/1/4/67 – Open Space No. 1 of Plot B and Survey No. 129/1/2/1/3/1/4/65 – Open Space No. 2 of Plot B, aggregating to 19,094.65 Sq. Mtrs., and Plot No. C bearing new Survey No. 129/1/2/1/3/1/4/69 – Amenity Space admeasuring 2,763.96 Sq. Mtrs., aggregating to 21,858.61 Sq. Mtrs., in favour of M/s Naiknavare Township LLP, through its Partner Mr. Ranjit Dattaji Naiknavare. The said Reconveyance is duly registered in the office of the Joint Sub-Registrar of Assurances, Vadgaon-Maval No. 2, under Serial No. 5575/2024 on 14.05.2024.

24. The Entire Project Land Property, i.e. Plot No. A together with the Open Space for Plot A, upon which the project known as “ARANYA” is constructed, is free from any subsisting mortgage or encumbrance arising out of the aforesaid Mortgage Deeds. The mortgages created under the

NARAYAN KHAMKAR & LAW ASSOCIATES

 **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 ::

aforesaid documents did not affect Plot A and, in any event, the mortgage charge over Plot B and Plot C has subsequently been released and extinguished by the registered Reconveyance dated 14.05.2024 under Serial No. 5575/2024.

25. Thus, as aforesaid, the said Builder-Developer, namely M/s Naiknavare Township LLP, is legally entitled and authorised to develop the Entire Project Land Property by constructing the proposed multi-storied building/s thereon in accordance with the sanctioned plans and permissions granted by the competent authorities.

26. Further, the Entire Project Land Property and the Subject Property are free from encumbrances.

27. Therefore, the said Builder-Developer, namely M/s Naiknavare Township LLP, is legally entitled and authorised to sell, transfer and convey the Subject Property to and in favour of Mr. Kiran Vitthal Andre or any other prospective purchaser, subject to compliance with the applicable statutory requirements and the terms of the sanctioned project approvals.

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

1. Various Developement Agreements as referred to in the above flow of title.

• **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.

NARAYAN KHAMKAR & LAW ASSOCIATES

 **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 ::

5.4	Whether the user land has been converted into non-agricultural for residential use by the order of the Competent Authority?	Yes.
5.5	Whether up to date tax/land revenue has been paid in respect of the property?	Not known.
5.6	Whether all original documents for last 13/30 years have been scrutinized; if not give reasons?	I have perused the photocopies as mentioned above.
5.7	Whether required documents are available for creating mortgage?	Yes.
5.8	Whether all the previous owners of the property had the right and competency to transfer the property?	Yes.
5.9	Whether the proposed owners of the property had the right and competency to transfer the property?	No.
5.10	What is the tenure of the land; if it is leased? Not applicable years (remaining period)	The said property is having Tenure Class – 1.
5.11	Whether the land is Adivasi (Tribal) Land?	No.
5.12	Whether the land/property are joint family property?	No.
5.13	Whether SARFAESI Act applicable:	Yes. Subject to the observations mentioned in the flow of title.
5.14	Is land/property/Flat being subject to any reservations/ acquisitions/ requisitions?	No.
5.15	Whether the property has been transferred by a power of attorney (POA) holder of the	No.

NARAYAN KHAMKAR & LAW ASSOCIATES

 **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 ::

	original landowner in favour of the loan applicant?	
5.16	Whether the said POA holder has/had authority to sell the property under POA?	NA
5.17	Whether POA as recorded in 5.15 is registered?	NA
5.18	Whether any prior permission/NOC/Consent required from any Authority to mortgage the property (Authority may be Govt. / Municipal Corporation / Land Development Authority / Industrial Development Authority / Society etc.). If permission is required, specify the name of the authority from whom permission/NOC is required and list of all permission / No objection required?	No.
5.19	Whether any permission/consent is required to sell the property upon invocation of the mortgage. If so, indicate the Authority from whom the permission is required; Indicative Time Line to obtain such permission; and any premium payable to the Authority upon such transfer.	No.
5.20	Whether Search Report is obtained and submitted?	Yes.
	Search Receipt Details - I, the undersigned, Advocate Narayan Laxman Khamkar, have conducted an online search in respect of the above-referred subject property by visiting the official website of the Inspector General of Registration (IGR),	

NARAYAN KHAMKAR & LAW ASSOCIATES

 **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 ::

	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. MH009543822202627U. The said payment was duly credited to the Government and utilized for conducting the online property search. Accordingly, the e-Search Receipt bearing No. 1115423810, dated 03.09.2026 at 01:14 PM, was generated prior to obtaining the search results. It is specifically clarified that the entire search and verification have been carried out solely on the basis of the online records available on the IGR portal. No physical or manual search has been conducted by personally visiting any of the offices of the Sub-Registrar of Assurances (SRO). Upon verification of the online search data available on the IGR portal, no adverse entries affecting the title of the subject property have been found during the aforesaid search period. It is further clarified that this search report is based exclusively on the entries and records available online on the IGR portal as on the date and time of generation of the aforesaid e-Search Receipt. Accordingly, this report is subject to any subsequent registrations, encumbrances, claims, charges, notices, court orders, or other entries, if any, that may not have been reflected in the online records as on the date and time of the search.	
5.21	Whether EC is obtained?	No.
	EC Details	NA
	No. of years EC obtained	NA
	Any Encumbrances to specify	NA
	EC Applied by	NA

• **PART VI : CERTIFICATE.-**

It is certified that, the said Builder-Developer, namely M/s Naiknavare Township LLP, is legally entitled and authorised to develop the Entire Project Land Property by constructing the

NARAYAN KHAMKAR & LAW ASSOCIATES

 **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 ::

proposed multi-storied building/s thereon in accordance with the sanctioned plans and permissions granted by the competent authorities. Further, the Entire Project Land Property and the Subject Property are free from encumbrances.

Therefore, the said Builder-Developer, namely M/s Naiknavare Township LLP, is legally entitled and authorised to sell, transfer and convey the Subject Property to and in favour of Mr. Kiran Vitthal Andre or any other prospective purchaser

• **Following documents needs to be submitted prior to disbursal of loan/at the time of disbursment of the loan:**

1. Original Agreement to Sale to be executed and registered by Naiknavare Township LLP to and in favour of Mr. Kiran Vitthal Andre, pertaining to the subject property.
2. Original Payment Receipts issued by the said builder/developer, i.e. Naiknavare Township LLP, pertaining to the subject property.
3. Original NOC to Mortgage from builder/developer, i.e. Naiknavare Township LLP 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 : 04.09.2026.



**Narayan
Laxman
Khamkar**

**NARAYAN L. KHAMKAR
ADVOCATE**

Digitally signed by
Narayan Laxman
Khamkar
Date: 2026.09.04
19:31:30 +05'30'

NARAYAN KHAMKAR & LAW ASSOCIATES

📍 **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 ::

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

Doc No.	Doc Name	Regi. Date	SRO Name	Seller	Purchaser	Property
5223/2006	Development Agreement	28-07-2006	Sub-Registrar, Vadgaon Maval	(1) Shri Babu Laxman Dhore, (2) Shri Shirish Babu Dhore, (3) Shri Pravin Babu Dhore, (4) Smt. Shobha Gopichand Navale, (5) Sau. Kiran Yashwant Shelar and (6) Kum. Sarita Babu Dhore	M/s Devi Construction Company through Partner Mr. Vinod K. Bani	Survey No. 129/1A/2, Village Vadgaon Maval.
5224/2006	Power of Attorney	28-07-2006	Sub-Registrar, Vadgaon Maval	Same aforesaid owners	M/s Devi Construction Company through Partner Mr. Vinod K. Bani	Survey No. 129/1A/2, Village Vadgaon Maval.
6526/2006	Development Agreement	03-10-2006	Sub-Registrar, Vadgaon Maval	(1) Shri Babu Laxman Dhore, (2) Shri Shirish Babu Dhore, (3) Shri Pravin Babu Dhore, (4) Smt. Shobha Gopichand Navale, (5) Sau. Kiran Yashwant Shelar and (6) Kum. Sarita Babu Dhore	M/s Devi Construction Company through Partner Mr. Vinod K. Bani	Survey No. 129/1A/7, Village Vadgaon Maval.
6527/2006	Power of Attorney	03-10-2006	Sub-Registrar, Vadgaon Maval	Same aforesaid owners	M/s Devi Construction Company through Partner Mr. Vinod K. Bani	Survey No. 129/1A/7, Village Vadgaon Maval.
4075/2007	Agreement / Assignment of Development Rights	Date not clearly stated in TSR	Sub-Registrar, Maval	Aforesaid Dhore family owners through Power of Attorney Holder M/s Devi Construction Company through Partner Mr. Vinod K. Bani	(1) Shri Govind Nandlal Manchandiya, (2) Shri Om Nandlal Manchandiya, (3) Shri Satish P. Bhatiya and (4) M/s S.R. Associates through Partner Shri Jawaharlal Hiralal Sabandasani	Survey No. 129/1A/2, Village Vadgaon Maval.
4076/2007	Power of Attorney	24-04-2007	Sub-Registrar, Maval	Aforesaid owners through M/s Devi Construction Company	M/s S.R. Associates through Partner Shri Jawaharlal Hiralal Sabandasani	Survey No. 129/1A/2, Village Vadgaon Maval.
4073/2007	Agreement to Sell / Agreement Granting Development Rights	24-04-2007*	Sub-Registrar, Maval	Aforesaid Dhore family owners through Power of Attorney Holder M/s Devi Construction Company through Partner Mr. Vinod K. Bani	(1) Shri Govind Nandlal Manchandiya, (2) Shri Om Nandlal Manchandiya, (3) Shri Satish P. Bhatiya (HUF) and (4) M/s S.R. Associates through Partner Shri Jawaharlal Hiralal Sabandasani	Survey No. 129/1A/7, Village Vadgaon Maval.
4074/2007	Irrevocable Power of Attorney	24-04-2007	Sub-Registrar, Vadgaon Maval	Aforesaid Dhore family owners	Development-right holders / M/s S.R. Associates through Partner Shri Jawaharlal Hiralal Sabandasani	Survey No. 129/1A/7, Village Vadgaon Maval.
6156/2007	Development Agreement	20-06-2007	Sub-Registrar, Vadgaon Maval	Shri Balasaheb Kisan Nakhate, Smt. Hirabai Kisan Nakhate, Shri Chandrakant Bhikuji Nakhate, Smt. Sindhutai Chandrakant Nakhate, Sau. Ranjana Chandrakant Nakhate, Sau. Vijaya Balu	M/s Kohinoor Realities through Partner Shri Mohan Kallaram Agarwal	Land forming part of Survey No. 129/1A/8, Village Vadgaon Maval.

NARAYAN KHAMKAR & LAW ASSOCIATES

 **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 ::

				Shinde, Sau. Kalawati Anil Kaldhoke, Sau. Vaishali Satish Padval, Smt. Jijabai Ram Nakhate, Shri Subhash Ram Nakhate, Shri Anil Ram Nakhate, Shri Sunil Ram Nakhate, Sumita alias Sunita Maruti Vahile, Sau. Asha Gangadhar Dabhade, Sau. Nanda Jaysing Shelar, Sau. Usha Sanjay Ghonge and Sau. Rakhi Ganesh Galande, with consent of Shri Rajendra Manikchand Oswal		
6157/2007	Power of Attorney	20-06- 2007	Sub- Registrar, Vadgaon Maval	Same aforesaid owners	M/s Kohinoor Realities through Partner Shri Mohan Kallaram Agarwal	Land forming part of Survey No. 129/1A/8, Village Vadgaon Maval.
12290/2007	Sale Deed	29-12- 2007	Sub- Registrar, Maval	(1) Shri Manohar Baburao Jadhav and (2) Shri Khandu Manohar Jadhav	Shri Vilas Raghunath Jadhav	Survey No. 129/1A/3, Village Vadgaon Maval.
1867/2008	Sale Deed	03-04- 2008*	Sub- Registrar, Vadgaon Maval	Shri Babu Laxman Dhore for self and as Manager of HUF, Shri Shirish Babu Dhore, Shri Pravin Babu Dhore, Smt. Shobha Gopichand Navale, Sau. Kiran Yashwant Shelar and Kum. Sarita Babu Dhore, through their constituted attorneys, with the consenting development-right holders	M/s Naiknavare Township Pvt. Ltd. through Director Mr. Ranjit Dattaji Naiknavare	Lands forming part of Survey Nos. 129/1A/2 and 129/1A/7 as referred to in the title flow.
4987/2008	Sale Deed	31-05- 2008	Sub- Registrar, Vadgaon Maval	Shri Vilas Raghunath Jadhav	M/s Naiknavare Township Pvt. Ltd. through Director Mr. Ranjit Dattaji Naiknavare	Survey No. 129/1A/3 and the land of Shri Vilas Raghunath Jadhav forming Survey No. 129/1B/1, as referred to in the Title Report.
5733/2008	Sale Deed	25-06- 2008	Sub- Registrar, Maval	Shri Vasant Ramchandra Jadhav, with consent of Smt. Savitribai Vasant Jadhav, Shri Raju Vasant Jadhav, Shri Suresh Vasant Jadhav, Sau. Sangita Ram Barate and Sau. Suvarna Gulab Shinde	M/s Naiknavare Township Pvt. Ltd.	Survey No. 129/1A/4, Village Vadgaon Maval.
7069/2008	Sale Deed	08-08- 2008	Sub- Registrar, Vadgaon Maval	Shri Chandrakant Bhikuji Nakhate and other co-owners/heirs, including Smt. Sindhutai Chandrakant Nakhate, Sau. Ranjana Chandrakant Nakhate, Sau. Vijaya Balu Shinde, Sau. Kalawati	M/s Naiknavare Township Pvt. Ltd. through Director Shri Hemant Dattaji Naiknavare	Land forming part of Survey No. 129/1A/8, Village Vadgaon Maval.

NARAYAN KHAMKAR & LAW ASSOCIATES

 **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 ::

				Anil Kaldhoke, Sau. Vaishali Satish Padval, Smt. Jijabai Ram Nakhate, Shri Subhash Ram Nakhate, Shri Anil Ram Nakhate, Shri Sunil Ram Nakhate, Sumita alias Sunita Maruti Vahile, Sau. Asha Gangadhar Dabhade, Sau. Nanda Jaysing Shelar, Sau. Usha Sanjay Ghonge, Sau. Rakhi Ganesh Galande, Shri Balasaheb Kisan Nakhate and Smt. Hirabai Kisan Nakhate, with consent of M/s Kohinoor Realities and Shri Ashok Dnyanoba Kalokhe		
4986/2008	Sale Deed	31-05-2008	Sub-Registrar, Vadgaon Maval	Shri Raghunath Ramchandra Jadhav	M/s Naiknavare Township Pvt. Ltd. through Director Mr. Ranjit Dattaji Naiknavare	Survey No. 129/1B, Village Vadgaon Maval.
3323/2018	Mortgage Deed	Date to be verified	Sub-Registrar of Assurances, Haveli No. 15, Pune	Concerned owners/mortgagors including Naiknavare entities	Vistra ITCL (India) Limited	New Survey No. 129/1/2 / lands subsequently released under Reconveyance No. 7266/2022. Full particulars to be verified from Index II.
7266/2022	Reconveyance	14-07-2022	Joint Sub-Registrar, Vadgaon-Maval No. 2	Vistra ITCL (India) Limited	M/s Naiknavare Township LLP through Partner Mr. Ranjit Dattaji Naiknavare, Naiknavare Developers Pvt. Ltd., Naiknavare Associates Promoters and Builders Pvt. Ltd., and the other concerned owners/mortgagors namely Subhash Baburao Kale, Ashok Baburao Kale, Shakuntalabai Kisanrao Ghule, Baburao Kale, Ankush Baburao Kale, Dattatray Baburao Kale, Nandkumar Eknath Kale, Shubhada Shahu Ganjave, Alka alias Ratnamala Anantrao Tupe, Draupadabai Eknath Kale, Rukminibai alias Rakhmabai Kisanrao Kunjir, Murlidhar Sopan Kale, Suryakant Sopan Kale, Sanjay Eknath Kale, Lalitkumar Ishwarlal	New Survey No. 129/1/2, total area 04 Hectares 22.80 Ares, corresponding to the old Survey Nos. 129/1A/2, 129/1A/3, 129/1A/4, 129/1A/7, portions of 129/1A/8, 129/1B/1 and 129/1B, Village Vadgaon Maval.

NARAYAN KHAMKAR & LAW ASSOCIATES

 **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 ::

					Agarwal, Shambhulal Ishwarlal Agarwal, Ambalal Ishwarlal Agarwal and M/s L.K. Agarwal	
8871/2022	Sale Deed	24-08-2022	Joint Sub-Registrar, Maval No. 2	Original owners including Shri Subhash Ram Nakhate, Shri Anil Ram Nakhate, Shri Sunil Ram Nakhate, Smt. Sunita Maruti Vahile, Smt. Jijabai Ram Nakhate, Smt. Rakhi Ganesh Galande and Smt. Usha Sanjay Ghonge, together with the consenting parties referred to in the Title Report	M/s Naiknavare Township LLP	Survey Nos. 129/1/3 and 129/1/4, Village Vadgaon Maval.
8872/2022	Power of Attorney	24-08-2022	Joint Sub-Registrar, Maval No. 2	Concerned original owners/consenting parties connected with Sale Deed No. 8871/2022	M/s Naiknavare Township LLP / constituted attorney as per instrument	Survey Nos. 129/1/3 and 129/1/4, Village Vadgaon Maval. Exact executant/attorney particulars should be verified from Index II.
9050/2022	Mortgage Deed	29-08-2022	Joint Sub-Registrar, Vadgaon-Maval No. 2	M/s Naiknavare Township LLP through its Partner	(1) Mr. Jayprakash P. Shroff, (2) Mrs. Sujata Jayprakash Shroff and (3) Mrs. Kishori V. Jain	Area admeasuring 14,861.17 Sq. Mtrs. out of Survey No. 129/1/2, total area 04 Hectares 22.80 Ares, Village Vadgaon, Taluka Maval, District Pune.
9948/2022	Supplementary Mortgage Deed	21-09-2022	Joint Sub-Registrar, Vadgaon-Maval No. 2	M/s Naiknavare Township LLP through Partner Mr. Ranjit Dattaji Naiknavare	(1) Mr. Jayprakash P. Shroff, (2) Mrs. Sujata Jayprakash Shroff and (3) Mrs. Kishori V. Jain	Survey No. 129/1/4 admeasuring 00 Hectare 12 Ares and Survey No. 129/1/3 admeasuring 00 Hectare 35.06 Ares, Village Vadgaon, Taluka Maval, District Pune.
5575/2024	Reconveyance	14-05-2024	Joint Sub-Registrar, Vadgaon-Maval No. 2	(1) Mr. Jayprakash P. Shroff, (2) Mrs. Sujata Jayprakash Shroff and (3) Mrs. Kishori V. Jain	M/s Naiknavare Township LLP through Partner Mr. Ranjit Dattaji Naiknavare and the concerned mortgagor(s)	Plot B, comprising new Survey Nos. 129/1/2/1/3/1/4/Plot B-1 to B-62, Open Space Nos. 1 and 2 of Plot B, aggregating to 19,094.65 Sq. Mtrs., and Plot C/Amenity Space bearing Survey No. 129/1/2/1/3/1/4/69 admeasuring 2,763.96 Sq. Mtrs., aggregating to 21,858.61 Sq. Mtrs.

NARAYAN KHAMKAR & LAW ASSOCIATES

 **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 ::



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 : **P52100052216**

Project: **Aranya** , Plot Bearing / CTS / Survey / Final Plot No.: **Plot A, S. No. 129/1/2/1/3/1/4, Village - Wadgaon, Tal. - Maval, Dist. - Pune at Wadgaon (CT), Mawal, Pune, 412106;**

1. **Naiknavare Township Llp.** having its registered office / principal place of business at **Tehsil: Pune City, District: Pune, Pin: 411004.**
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 **31/07/2023** and ending with **31/03/2027** 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: 31-07-2023 15:43:20

Dated: **31/07/2023**

Place: **Mumbai**

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

MH009543822202627U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
03 Sep 2026	Receipt	Receipt no.: 1115423810
	Name of the Applicant :	Advocate Narayan Laxman Khamkar
	Details of property of which document has to be searched :	Dist :Pune Village :Vadgaon S.No/CTS No/G.No. : 129
	Period of search :	From :2014 To :2026
	Received Fee :	325
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	03/09/2026-13:09:57		04/09/2026	
Name of Bank					Bank-Branch		STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date		924 , 04/09/2026			

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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.

Signature Not Verified
Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURIES, MUMBAI 1
Date: 2026.09.04 19:19:12 IST
Reason: GRAS Secure Document
Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1		0005357970202627	03/09/2026-13:14:32	IGR002	325.00
2		0005379656202627	03/09/2026-17:06:52	IGR002	325.00
3		0005395475202627	04/09/2026-10:21:10	IGR002	325.00
4		0005400528202627	04/09/2026-11:38:01	IGR002	325.00
5		0005414855202627	04/09/2026-14:28:41	IGR002	325.00
6		0005415392202627	04/09/2026-14:36:33	IGR002	100.00
7		0005416420202627	04/09/2026-14:51:42	IGR002	325.00
8		0005420484202627	04/09/2026-15:33:58	IGR002	325.00
9		0005424013202627	04/09/2026-16:04:22	IGR002	325.00
10		0005439564202627	04/09/2026-19:00:53	IGR002	325.00
Total Defacement Amount					3,025.00

Signature Not Verified

Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURIES, MUMBAI 1
Date: 2026.09.04 07:19:12 IST
Reason: GRAS Secure Document
Location: India