



NARAYAN KHAMKAR

& LAW ASSOCIATES

• ADVOCATE • NOTARY • ARBITRATOR •
Govt. of India

Ref. No. : IHFC/TSR/1561/2026.

Date : 29.09.2026.

Application No. : 77000353744
Transaction Type : Resale
Applicant : Mr. Omkar Rane
Co-Applicant : Mr. Udaysing Rane
Existing Owners : Mr. Sachin Babura Babar
Existing Lender : Nil.

To,

The Branch Manager,

ICICI Home Finance Co. Ltd.,

Main Branch, Pune.

- Legal Scrutiny Report pertaining to the file of (1) Mr. Omkar Rane and (2) Mr. Udaysing Rane.

- **PART I : PROPERTY DETAILS**

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

All that piece and parcel of land admeasuring 1,185.3 sq. mtrs., bearing CTS No. 933 and Survey No. 120/59, situated at Village Kothrud, Taluka Haveli, District Pune, within the limits of the Pune Municipal Corporation, and bounded as follows:

On or towards the East : By Road.
On or towards the West : By CTS No. 137, Kothrud.
On or towards the South : By CTS No. 134, Kothrud.
On or towards the North : By Road.

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 SUBJECT PROPERTY.-**

All that piece and parcel of Residential Apartment No. 208, situated on the Second Floor of the project known as "Shubhlabh", having a carpet area admeasuring 37.16 sq. mtrs. (400 sq. ft.) together with a balcony area admeasuring 6.50 sq. mtrs. (70 sq. ft.) and one covered car parking space, constructed on the entire land property bearing CTS No. 933 and Survey No. 120/59 at Village Kothrud, Taluka Haveli, District Pune, within the limits of the Pune Municipal Corporation.

Hereinafter, referred to as the "Subjecte Property".

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

1. Agreement dated 25.03.2022 executed by Shubhlabh Co-operative Housing Society Limited, through its Chairman Mr. Gopal Ramojirao Palande and Secretary Mr. Murlidhar Ganpat Jori, together with M/s. Iris Construction, through its partners, to and in favour of Mr. Sachin Baburao Babar, registered in the office of the Sub-Registrar of Assurances, Haveli No. 21, Pune, under serial number 5804/2022.

- **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. The entire land property bearing CTS No. 933 and Survey No. 120/59, admeasuring 1,185.3 sq. mtrs., is stated in the Agreement to be owned by Shubhlabh Co-operative Housing Society Limited, whose name is stated to be recorded on the property card.
2. Thereafter, Shubhlabh Co-operative Housing Society Limited, with the consent of its members, executed a Development Agreement dated 26.08.2013, whereby it entrusted development rights in respect of the entire land property to and in favour of M/s. Iris Construction. The said Development Agreement was duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 23, Pune, under serial number 5928/2013.

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 ::

3. Further, in continuation of the aforesaid Development Agreement, the Society, with the consent of its members, executed a Power of Attorney dated 26.08.2013 in favour of M/s. Iris Construction, authorising it to perform the acts specified therein in respect of the development. The said Power of Attorney was duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 23, Pune, under serial number 5929/2013.
4. Thereafter, the Society, with the consent of its members, executed a Supplementary Agreement dated 19.10.2013 in favour of M/s. Iris Construction, confirming and supplementing the development arrangement. The said Supplementary Agreement was duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 23, Pune, under serial number 7249/2013. The Society and its members also executed a separate Power of Attorney dated 19.10.2013 in favour of the developer, registered in the same office under serial number 7250/2013.
5. The Agreement states that the Society had obtained non-agricultural permission from the Collector, Pune, by Order dated 30.11.1987, bearing No. NA/SR/IV.H.489.37. It also recites a PMC building permission bearing No. Completion Certificate/3540/2013, dated 23.01.2013. The designation and scope of that permission require confirmation from the actual municipal record. The project is stated to be registered with MahaRERA under No. P52100025073.
6. Thereafter, M/s. Iris Construction executed an Agreement for Sale dated 15.02.2021 in favour of Mr. Pandurang Bajirao Balwadkar in respect of Apartment No. 208. The said Agreement was registered in the office of the Sub-Registrar of Assurances, Haveli No. 21, Pune, under serial number 3344/2021.
7. Subsequently, M/s. Iris Construction and Mr. Pandurang Bajirao Balwadkar executed a Cancellation Deed dated 15.02.2022, cancelling the aforesaid Agreement for Sale in respect of Apartment No. 208. The said Cancellation Deed was registered in the office of the Sub-Registrar of Assurances, Haveli No. 15, Pune, on 16.02.2022 under serial number 2552/2022.

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 ::

The present Agreement recites that the amount received from Mr. Balwadkar was refunded to him.

8. Thereafter, Shubhlabh Co-operative Housing Society Limited, as owner and confirming party, together with M/s. Iris Construction, as promoter, executed an Agreement for Sale dated 25.03.2022, thereby agreeing to allot and sell Apartment No. 208 to and in favour of Mr. Sachin Baburao Babar. The said Agreement was duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 21, Pune, under serial number 5804/2022.
9. Thereafter, the said builder/developer, i.e. M/s. Iris Construction has handed over the physical possession of the subject property to and in favour of Mr. Sachin Baburao Babar.
10. Thus, as aforesaid the subject property is owned and possessed by Mr. Sachin Baburao Babar. His title to the subject property is valid, legal, marketable and enforceable in the courts of law. Further, the subject property is free from encumbrances. Therefore, Mr. Sachin Babura Babar is entitled to sell, transfer and convey the subject property to and in favour of Mr. Omkar Rane and Mr. Udaysing Rane or any other prospective purchaser/s.

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

1. Agreement for Sale dated 25.03.2022 executed by Shubhlabh Co-operative Housing Society Limited, through its Chairman and Secretary, together with M/s. Iris Construction, through its partners, to and in favour of Mr. Sachin Baburao Babar, registered in the office of the Sub-Registrar of Assurances, Haveli No. 21, Pune, under serial number 5804/2022.

• **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.

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 ::

5.3	Whether the property is affected by any revenue and tenancy regulations; if yes then to what extent?	No.
5.4	Whether the user land has been converted into non-agricultural for residential use by the order of the Competent Authority?	Yes.
5.5	Whether up to date tax/land revenue has been paid in respect of the property?	Not known.
5.6	Whether all original documents for last 13/30 years have been scrutinized; if not give reasons?	I have perused the photocopies as mentioned above.
5.7	Whether required documents are available for creating mortgage?	Yes.
5.8	Whether all the previous owners of the property had the right and competency to transfer the property?	Yes.
5.9	Whether the proposed owners of the property had the right and competency to transfer the property?	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.

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 ::

5.15	Whether the property has been transferred by a power of attorney (POA) holder of the original landowner in favour of the loan applicant?	No.
5.16	Whether the said POA holder has/had authority to sell the property under POA?	NA
5.17	Whether POA as recorded in 5.15 is registered?	NA
5.18	Whether any prior permission/NOC/Consent required from any Authority to mortgage the property (Authority may be Govt. / Municipal Corporation / Land Development Authority / Industrial Development Authority / Society etc.). If permission is required, specify the name of the authority from whom permission/NOC is required and list of all permission / No objection required?	No.
5.19	Whether any permission/consent is required to sell the property upon invocation of the mortgage. If so, indicate the Authority from whom the permission is required; Indicative Time Line to obtain such permission; and any premium payable to the Authority upon such transfer.	No.
5.20	Whether Search Report is obtained and submitted?	Yes.

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 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. MH010927495202627U and Department ID No. 256036257. The said payment was duly credited to the Government and utilized for conducting the online property search. Accordingly, the e-Search Receipt bearing No. 1115500578, dated 28.09.2026 at 10:33 AM, was generated prior to obtaining the search results. It is specifically clarified that the entire search and verification have been carried out solely on the basis of the online records available on the IGR portal. No physical or manual search has been conducted by personally visiting any of the offices of the Sub-Registrar of Assurances (SRO). Upon verification of the online search data available on the IGR portal, no adverse entries affecting the title of the subject property have been found during the aforesaid search period. It is further clarified that this search report is based exclusively on the entries and records available online on the IGR portal as on the date and time of generation of the aforesaid e-Search Receipt. Accordingly, this report is subject to any subsequent registrations, encumbrances, claims, charges, notices, court orders, or other entries, if any, that may not have been reflected in the online records as on the date and time of the search.	
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

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 ::

• **PART VI : CERTIFICATE.-**

It is certified that, the subject property is owned and possessed by Mr. Sachin Baburao Babar. His title to the subject property is valid, legal, marketable and enforceable in the courts of law. Further, the subject property is free from encumbrances. Therefore, Mr. Sachin Babura Babar is entitled to sell, transfer and convey the subject property to and in favour of Mr. Omkar Rane and Mr. Udaysing Rane 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. Certified Copy of Agreement for Sale dated 15.02.2021 executed by M/s. Iris Construction to and in favour of Mr. Pandurang Bajirao Balwadkar, registered in the office of the Sub-Registrar of Assurances, Haveli No. 21, Pune, under serial number 3344/2021.
2. Original Cancellation Deed dated 15.02.2022 executed by M/s. Iris Construction and Mr. Pandurang Bajirao Balwadkar, registered in the office of the Sub-Registrar of Assurances, Haveli No. 15, Pune, on 16.02.2022 under serial number 2552/2022.
3. Original Agreement for Sale dated 25.03.2022 executed by Shubhlabh Co-operative Housing Society Limited, through its Chairman and Secretary, together with M/s. Iris Construction, through its partners, to and in favour of Mr. Sachin Baburao Babar, registered in the office of the Sub-Registrar of Assurances, Haveli No. 21, Pune, under serial number 5804/2022.
4. Original Possession Letter issued by the builder/developer, i.e. M/s. Iris Construction to and in favour of Mr. Sachin Baburao Babar, pertaining to the subject property.
5. Original Deed of Assignment to be executed and registered by Mr. Sachin Baburao Babar to and in favour of Mr. Omkar Rane and Mr. Udaysing Rane, pertaining to the subject 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 ::

6. Original NOC to Mortgage from the builder/developer, i.e. M/s. Iris Construction or the Co-Operative Housing Society, if it is formed 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) Mortgageor the Notice of Intimation regarding mortgage by way of deposit of title deeds.

Thanking you,

Place : Pune.

Date : 29.09.2026.



Narayan
Laxman
Khamkar

**NARAYAN L. KHAMKAR
ADVOCATE**

Digitally signed by Narayan
Laxman Khamkar
Date: 2026.09.29 19:19:22 +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
5928/2013	Development Agreement	Not stated; document dated 26.08.2013	Haveli No. 23, Pune	Shubhlabh Co-operative Housing Society Limited, with the consent of its members	M/s. Iris Construction	Project land admeasuring 1,185.3 sq. mtrs., bearing CTS No. 933 and Survey No. 120/59, Village Kothrud, Pune
7249/2013	Supplementary Agreement	Not stated; document dated 19.10.2013	Haveli No. 23, Pune	Shubhlabh Co-operative Housing Society Limited, with the consent of its members	M/s. Iris Construction	Aforesaid project land
3344/2021	Agreement for Sale	Not stated; document dated 15.02.2021	Haveli No. 21, Pune	M/s. Iris Construction	Mr. Pandurang Bajirao Balwadkar	Apartment No. 208 in the project "Shubhlabh"
2552/2022	Cancellation Deed	16.02.2022	Haveli No. 15, Pune	M/s. Iris Construction and Mr. Pandurang Bajirao Balwadkar	Not applicable	Cancellation of Agreement for Sale No. 3344/2021 concerning Apartment No. 208
5804/2022	Agreement for Sale	25.03.2022	Haveli No. 21, Pune	Shubhlabh Co-operative Housing Society Limited, through its Chairman and Secretary, and M/s. Iris Construction, through its partners	Mr. Sachin Baburao Babar	Apartment No. 208, Second Floor, "Shubhlabh", with 37.16 sq. mtrs. carpet area, 6.50 sq. mtrs. balcony area and one covered car parking space

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 ::

MH010927495202627U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
28 Sep 2026	Receipt	Receipt no.: 1115500578
	Name of the Applicant :	Advocate Narayan Laxman Khamkar
	Details of property of which document has to be searched :	Dist :Pune Village :Kothrud S.No/CTS No/G.No. : 120
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH010927495202627U		
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	MH010927495202627U	BARCODE			Date	27/09/2026-13:18:41		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				3250.00	Road/Street					
					Area/Locality					
					Town/City/District					
					PIN					
					Remarks (If Any)					
					Amount In	Three Thousand Two Hundred Fifty Rupees Only				
Total				3,250.00	Words					
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	00040572026092771650		CPAHHRDXT7	
Cheque/DD No.					Bank Date	RBI Date	27/09/2026-13:24:20		Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID : 256036257

Mobile No. : XXXXXX6648

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.