



NARAYAN KHAMKAR

& LAW ASSOCIATES

• ADVOCATE • NOTARY • ARBITRATOR •
Govt. of India

Ref. No. : IHFC/TSR/1513/2026.

Date : 20.09.2026.

Application No. : 77000347250
Transaction Type : HL Resale
Applicant : Mr. Rakesh Saroj Walmiki
Co-Applicant : Anuj Rakesh Walmiki
Existing Owner : 1. Mrs. Manasi Shekhar Palaskar and
2. Mr. Shekhar Sham Palaskar
Existing Lender : Nil.

To,

The Branch Manager,

ICICI Home Finance Co. Ltd.,

Main Branch, Pune.

- **Legal Scrutiny Report pertaining to the file of Mr. Rakesh Saroj Walmiki and Anuj Rakesh Walmiki.**

- **PART I : PROPERTY DETAILS**

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

All that piece and parcel of land bearing Survey No. 4, Hissa No. 2B, admeasuring about 2 Hectares 24 Ares, situated at Village Kondhwe-Dhawade, Taluka Haveli, District Pune, within the limits of the Pune Municipal Corporation and within the jurisdiction of the Sub-Registrar of Assurances, Haveli, Pune, together with all rights, easements and appurtenances attached thereto.

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

- **DESCRIPTION OF SUBJECT FLAT PROPERTY.-**

All that piece and parcel of property bearing Flat No. 03, admeasuring 550 Sq. Ft., equivalent to 51.09 Sq. Mtrs., situated on the First Floor, in Wing "C", in Building No. 4, in the project known as "Wanjale Patil Heritage", bearing Municipal Property/Milkat No. 1002/03, constructed on the

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📍 **Pune Off.** - Flat No. 3, Second Floor, Gurudatta Apartment, Behind Bhawkar Garage, Regent Hotel Lane, 180, Shivajinagar (Bhamburda), Pune 411005.
📍 **Kolhapur Off.** - Flat No. 103, Ground Floor, Ninaidevi CHS Ltd., Near MSEB Sub-Station, Karandemala, New Tarabai Park, Behind Circuit House, Kolhapur, 416003.

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entire land bearing Survey No. 4, Hissa No. 2B, situated at NDA Road, Village Kondhwe-Dhawade, Taluka Haveli, District Pune, Pune - 411023, within the limits of the Pune Municipal Corporation, together with the proportionate undivided share in the land, common areas, facilities and amenities appurtenant thereto.

Hereinafter, referred to as the “Subject Property”.

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

1. Deed of Assignment dated 18.05.2023 executed by Mr. Milind Subhash Arge to and in favour of (1) Mrs. Manasi Shekhar Palaskar and (2) Mr. Shekhar Sham Palaskar, which is registered in the office of the Sub-Registrar of Assurances, Haveli No. 13, Pune, under Serial No. 8615/2023.

• **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 bearing Survey No. 4, Hissa No. 2B, admeasuring 00 Hectare 24 Are, situated at Village Kondhwe-Dhawade, Taluka Haveli, District Pune, was originally owned by (1) Shri Kailas Shripati Dhawade, (2) Smt. Alka Kailas Dhawade, (3) Shri Atul Kailas Dhawade and (4) Smt. Smita Ashok Bahirat. The name of Shri Kailas Shripati Dhawade was recorded in the revenue record vide Mutation Entry No. 2044.
2. Thereafter, the aforesaid owners, namely (1) Shri Kailas Shripati Dhawade, (2) Smt. Alka Kailas Dhawade, (3) Shri Atul Kailas Dhawade and (4) Smt. Smita Ashok Bahirat, executed a Development Agreement dated 09.05.2007, whereby they granted, conveyed and entrusted the development rights in respect of the entire land property to and in favour of M/s. Mayur Construction, through its Proprietor Shri Bhagwan Jagannath Wanjale. The said Development Agreement has been duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 20, Pune, on 09.05.2007 under Serial No. 4440/2007.

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3. Further, in continuation of and in addition to the aforesaid Development Agreement, the aforesaid landowners also executed an Irrevocable Power of Attorney dated 09.05.2007 in favour of M/s. Mayur Construction, through its Proprietor Shri Bhagwan Jagannath Wanjale, thereby appointing and constituting him as their true and lawful attorney to do all acts, deeds and things necessary for completing the development of the entire land property and for sale of the flats/premises to prospective purchasers. The said Irrevocable Power of Attorney has been duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 20, Pune, under Serial No. 4441/2007.
4. Thereafter, M/s. Mayur Construction, through its Proprietor Shri Bhagwan Jagannath Wanjale, obtained a Non-Agricultural Order from the office of the Hon'ble Collector, Pune, thereby permitting the conversion of the said land property from agricultural use to non-agricultural residential use. The said permission was granted vide N.A. Order bearing No. PMH/NA/SR/40/2008, dated 31.05.2008.
5. Thereafter, the building plans pertaining to the proposed construction on the said land property were sanctioned by the competent Town Planning Authority on 04.03.2008. Pursuant thereto, M/s. Mayur Construction, through its Proprietor Shri Bhagwan Jagannath Wanjale, commenced and completed construction of the building known as "Wanjale Patil Heritage", C-Wing, on the entire land property in accordance with the sanctioned plans.
6. Thereafter, M/s. Mayur Construction, through its Proprietor Shri Bhagwan Jagannath Wanjale, executed an Agreement for Sale in respect of Flat No. 03, situated on the First Floor, in C-Wing, in the building known as "Wanjale Patil Heritage", having built-up area admeasuring approximately 550 Sq. Ft., i.e. 51.09 Sq. Mtrs., to and in favour of Shri Milind Subhash Arge. The said Agreement for Sale has been duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 13, Pune, under Serial No. 2952/2011. The title deed records the registration date as 08.04.2011.

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7. Thereafter, all the flat purchasers / apartment owners in the said building/project formed and incorporated a co-operative housing society under the name and style of “Wanjale Patil Heritage Co-operative Housing Society Limited”, duly registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, bearing Registration No. PNA/PNA(4)/HSG/(TC)/18316/2017-2018, dated 25.10.2017. The said Society accordingly admitted Shri Milind Subhash Arge as its member and issued Share Certificate No. 27, representing Share Nos. 261 to 270, both inclusive, in respect of the subject flat property.
 8. Thereafter, Shri Milind Subhash Arge executed a Deed of Assignment dated 18.05.2023 and thereby assigned, transferred and conveyed all his rights, title and interest acquired under the aforesaid Agreement for Sale in respect of Flat No. 03, situated on the First Floor, in C-Wing, Wanjale Patil Heritage, having built-up area admeasuring approximately 550 Sq. Ft., i.e. 51.09 Sq. Mtrs., to and in favour of (1) Smt. Manasi Shekhar Palaskar and (2) Shri Shekhar Shyam Palaskar for a total consideration of Rs. 16,00,000/-. The said Deed of Assignment has been duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 13, Pune, under Serial No. 8615/2023, on 18.05.2023.
 9. Thus as aforesaid the subject property is owned and possessed by (1) Mrs. Manasi Shekhar Palaskar and (2) Mr. Shekhar Sham Palaskar. Their 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, (1) Mrs. Manasi Shekhar Palaskar and (2) Mr. Shekhar Sham Palaskar are entitled to sell, transfer and convey the subject property to and in favour of Mr. Rakesh Saroj Walmiki or any other prospective purchaser/s.
- **PART IV : EVIDENCE OF THE TITLE OF PROPERTY**
1. Deed of Assignment dated 18.05.2023 executed by Mr. Milind Subhash Arge to and in favour of (1) Mrs. Manasi Shekhar Palaskar and (2) Mr. Shekhar Sham Palaskar, which is registered in the office of the Sub-Registrar of Assurances, Haveli No. 13, Pune, under Serial No. 8615/2023.

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• **PART V : OTHER PROVISIONS**

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

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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 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	No.

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	premium payable to the Authority upon such transfer.	
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. 1115463277, dated 17.09.2026 at 11:05 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.

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	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 subject property is owned and possessed by (1) Mrs. Manasi Shekhar Palaskar and (2) Mr. Shekhar Sham Palaskar. Their 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, (1) Mrs. Manasi Shekhar Palaskar and (2) Mr. Shekhar Sham Palaskar are entitled to sell, transfer and convey the subject property to and in favour of Mr. Rakesh Saroj Walmiki 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 Agreement dated 06.04.2011 executed by M/s. Mayur Construction, through its Proprietor Mr. Bhagwan Jagannath Wanjale, for itself and as constituted attorney of the consenting parties, to and in favour of Mr. Milind Subhash Arge, which is registered in the office of the Sub-Registrar of Assurances, Haveli No. 13, Pune, on 08.04.2011 under Serial No. 2952/2011.
2. Original Possession Letter issued by the builder/developer, i.e. M/s. Mayur construction to and in favour of Mr. Milind Subhash Arge, pertaining to the subject property .
3. Deed of Assignment dated 18.05.2023 executed by Mr. Milind Subhash Arge to and in favour of (1) Mrs. Manasi Shekhar Palaskar and (2) Mr. Shekhar Sham Palaskar, which is registered in the office of the Sub-Registrar of Assurances, Haveli No. 13, Pune, under Serial No. 8615/2023.

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4. Original Deed of Assignment to be executed and registered by (1) Mrs. Manasi Shekhar Palaskar and (2) Mr. Shekhar Sham Palaskar to and in favour of Mr. Rakesh Saroj Walmiki, pertaining to the subject property.
 5. Original NOC to Mortgage from Wanjale Patil Heritage Co-operative Housing Society Limited 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 : 24.09.2026.



**Narayan
Laxman
Khamkar**

**NARAYAN L. KHAMKAR
ADVOCATE**

Digitally signed by
Narayan Laxman
Khamkar
Date: 2026.09.25
09:56:09 +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
4440	Agreement / Memorandum of Agreement / Agreement Abstract	28-06-2006	Haveli 4 (Kothrud)	Smt. Shila Sharad Behede, PAN AASPB7258B	Smt. Smita Shriram Soni	Division Name – Division No. 39, Baner (Pune Municipal Corporation), Sub-Division No. 39/565 – PMC Baner, property situated on Pune–Mumbai National Highway. The said property is situated in Survey No. 45. At Village Baner, out of Survey No. 45/ to 10/2 (Part), 1/1, area admeasuring 0 Hectare 8 Are.
4441	Irrevocable Power of Attorney	28-06-2006	Haveli 4 (Kothrud)	Smt. Shila Sharad Behede, PAN AASPB7258B	Smt. Smita Shriram Soni	Division Name – Division No. 39, Baner (Pune Municipal Corporation), Sub-Division No. 39/565 – PMC Baner, property situated on Pune–Mumbai National Highway. The said property is situated in Survey No. 45. At Village Baner, out of Survey No. 45/ to 10/2 (Part), 1/1, area admeasuring 0 Hectare 8 Are.
2952	Agreement	08-04-2011	Haveli 13 (Erandwana)	M/s. Mayur Construction through Proprietor Bhagwan Jagannath Wanjale, for himself and as Power of Attorney Holder on behalf of the consenting parties, namely (1) Kailas Shripati Dhawade, (2) Alka Kailas Dhawade, (3) Atul Kailas Dhawade and (4) Smt. Smita Ashok Bahirat	Milind Subhash Arge	Division No. 9.2, rate Rs. 16,100/-; at Village Kondhwe-Dhawade, Survey No. 4, Hissa No. 2B, total area 0 Hectare 24 Are, upon which the building known as “Wanjale Patil Heritage” is constructed; Flat No. 3, situated on the First Floor, in C Wing, having area admeasuring 550 Sq. Ft., i.e. 51.09 Sq. Mtrs. built-up.
8615	Deed of Assignment	18-05-2023	Joint Sub-Registrar, Haveli 13	Milind Subhash Arge	Shekhar Shyam Palaskar and Manasi Shekhar Palaskar	Other Information: Division No. 71/3 – Residential Rate Rs. 43,580/- per Sq. Mtr. – Land Rate Rs. 7,500/- per Sq. Mtr. – land bearing Survey No. 4, Hissa No. 2B, admeasuring 0 Hectare 24 Are, situated at Village Kondhwe-Dhawade, Taluka Haveli, District Pune, upon which the building known as “Wanjale Patil Heritage”, C Wing is constructed; Flat No. 03, situated on the First Floor, in Wanjale Patil Heritage Co-operative Housing Society Limited, having area admeasuring approximately 550 Sq. Ft., i.e. 51.09 Sq. Mtrs. built-up, bearing Gram Panchayat Property No. 1002/03. The said flat property is about twelve years old. The electricity meter of Maharashtra State Electricity Distribution Company Limited was installed on 14/12/2010 and therefore 12% depreciation has been considered.

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MH010210357202627E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
17 Sep 2026	Receipt	Receipt no.: 1115463277
	Name of the Applicant :	Advocate Narayan Laxman Khamkar
	Details of property of which document has to be searched :	Dist :Pune Village :Kondhave Dhavade S.No/CTS No/G.No. : 4
	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'.		



CHALLAN
MTR Form Number-6



GRN	MH010210357202627E	BARCODE			Date	15/09/2026-13:52:18		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 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			

Department ID : 158333126

Mobile No. : XXXXXX0198

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.