

Office :

Shalimar Corner, Shop No. 24
Near Court, Bhigwan Road,
Baramati, Dist - Pune.
Mobile No. 9767972506 .

Shri. Santosh S. Khandekar,

B.A. LL.B, (Advocate)
A/p. Avchate Estate ,Patas Road
Baramati Dist Pune.413102
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Date:02/08/2026

SEARCH AND TITLE REPORT

To,

BRANCH MANAGER
ICICI HOME FINANCE COMPANY LTD,
Baramati Branch.

sub: - All that piece and parcel of Shop no.03 area adms. 12.33 Sq. Mtrs. Carpet area Shop no.04 area adms. 11.94 sq. mtrs. Carpet area situated on Ground floor in Building Namely “SR Park Phase-5” constructed Upon Plot No. 56 and 57 in Gat No. 184/1 Part within the Limit of Village Jalochi and Expanded area of Municipal Council Baramati, Tal. Baramati, Dist. Pune.

Respected Sir,

THIS IS TO CERTIFY THAT I have caused to be taken online search on IGR site of the Index II pertaining to said land property and under construction area thereupon with the office **of Sub-Registrar Baramati** for the last 13 years on the date of vide paid Search Receipt bearing No. **MH007565106202627U Receipt no.: 1115317634** dated 02/08/2026 , however conducting manual search in all registration offices is not within our scope and ambit:

Year	Transaction's (Sub Registrar Office Baramati)	Entry
2014	Available index are checked	Nil
2015	Available index are checked	Nil
2016	Available index are checked	Nil
2017	Available index are checked	Nil

2018	Available index are checked	Nil
2019	Available index are checked	Nil
2020	Available index are checked	Nil
2021	Available index are checked	Nil
2022	Available index are checked	Nil
2023	Available index are checked	Nil
2024	Available index are checked	Nil
2025	Development Agreement dt. 07/02/2025 at sr. no. BMT-1256/2025 executed by Sangita Umesh Lakade and Umesh Sahebrao Lakade as Plot owner. In favor of And SR Group Promoters and Builders through its Partner 1. Sharad Gulab Khude 2. Pranita Manoj Khomane as developer . Power of Attorney dt. 07/02/2025 at sr. no. BMT-1257/2025 executed by Sangita Umesh Lakade and Umesh Sahebrao Lakade as Plot owner. In favor of And SR Group Promoters and Builders through its Partner 1. Sharad Gulab Khude 2. Pranita Manoj Khomane as developer Supplementary Development Agreement dt. 23/04/2025 at Sr.No. 3314/2025 executed by Sangita Umesh Lakade and Umesh Sahebrao Lakade as Plot owner. In favor of And SR Group Promoters and Builders through its Partner 1. Sharad Gulab Khude 2. Pranita Manoj Khomane as developer Power of Attorney dt. 23/04/2025 at Sr.No. 3315/2025 executed by Sangita Umesh Lakade and Umesh Sahebrao Lakade as Plot owner. In favor of And SR Group Promoters and Builders through its Partner 1. Sharad	

	Gulab Khude 2. Pranita Manoj Khomane as developer.	
2026	Sale deed of Shop No. 03 register at Sr.No.at Sr.No. 1751/2026 dt. 18/02/2026 executed in Mr.Vijay Kaluram Jagdale and SR Group Promoters and Builders through its Partner 1. Sharad Gulab Khude 2. Pranita Manoj Khomane as developer and PA Holder of Plot owner Sangita Umesh Lakade and Umesh Sahebrao Lakade.. Sale deed of Shop No. 04 register at Sr.No. 1750/2026 dt. 18/02/2026 executed in Mr.Vijay Kaluram Jagdale and SR Group Promoters and Builders through its Partner 1. Sharad Gulab Khude 2. Pranita Manoj Khomane as developer and PA Holder of Plot owner Sangita Umesh Lakade and Umesh Sahebrao Lakade	

Attached the Government Fees Paid Vide Online Challan No. **MH007565106202627U**
Receipt no.: 1115317634 dt.02/08/2026

Date :02/08/2026