



NARAYAN KHAMKAR

& Law Associates

. ADVOCATE . NOTARY . ARBITRATOR .
Govt. of India

Ref. No. : IHFC/TSR/1309_A/2026.

Date : 22.08.2026.

Application No. : 77000313074
Transaction Type : Builder Purchase
(Plot + Construction)
Applicant : Mrs. Bharti Tanaji Gaikwad
Co-Applicant : Mr. Tanaji Gaikwad

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

- **Legal Scrutiny Report pertaining to the file of (1) Mrs. Bharti Tanaji Gaikwad and (2) Mr. Tanaji Gaikwad.**

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

All that piece and parcel of land collectively admeasuring 31,080 Sq. Mtrs. i.e. 03 Hectares 10.80 Ares, comprising (1) Gat No. 610 admeasuring 00 H. 39.50 Ares, (2) Gat No. 624 admeasuring 00 H. 37.40 Ares, (3) Gat No. 626 admeasuring 00 H. 68.20 Ares, (4) Gat No. 627 admeasuring 00 H. 27.30 Ares, (5) Gat No. 628 admeasuring 00 H. 24.30 Ares, (6) Gat No. 629 admeasuring 00 H. 41.00 Ares, (7) Gat No. 630 admeasuring 00 H. 36.70 Ares and (8) Gat No. 646 admeasuring 00 H. 36.40 Ares, situated at Village Mugawade, Taluka Mulshi, District Pune, within the Registration District Pune, Registration Sub-District Mulshi and within the jurisdiction of Pune Metropolitan Region Development Authority, together with all rights appurtenant thereto, and commonly bounded as under:

On or towards the East : By Gat No. 613 and Gat No. 614.

On or towards the South : By Gat No. 622.

Narayan L. Khamkar (Advocate)

B.S.L., LL.B.(Spl.)

Office Address – Flat No. 3, Second Floor, Gurudatta Apartment, Behind Bhawkar Garage, Regent Hotel Lane,
180, Shivajinagar (Bhamburda), Pune 411005..

:: email – nklawassociates1@gmail.com :: Mobile No. - + 91 99 228 10198 ::

On or towards the West : By Gat No. 654, Gat No. 647 and Gat No. 645.
On or towards the North : By Gat No. 634, Amenity Space of the said land and 12 Mtrs.
approach road.

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

• **Description of Subject Property.-**

All that piece and parcel of property bearing Open Plot No. 74, admeasuring about 138.75 Sq. Mtrs., and Open Plot No. 75, admeasuring about 138.75 Sq. Mtrs., aggregating to a total area admeasuring about 277.50 Sq. Mtrs., i.e. about 2987 Sq. Ft., out of the sanctioned layout of the project known as "GOLDEN PALMS – Phase 1", laid upon the Entire Land Property bearing Gat Nos. 610, 624, 626, 627, 628, 629, 630 and 646, situated at Village Mugawade, Taluka Mulshi, District Pune, together with the right to construct thereon as per the sanctioned plans and together with rights to use the common amenities and facilities, and bounded as under:

On or towards the East : By Open Plot Nos. 80 and 81.
On or towards the South : By Open Plot No. 73.
On or towards the West : By Internal Road.
On or towards the North : By Open Plot No. 76.

Hereinafter, referred to as the "Subject Property".

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

1. Draft Agreement for Sale proposed to be executed and registered by M/s. Suvarnbhumi Realtors, together with the Landowners (1) Mr. Abhay Purushottam Sathe and (2) Mrs. Pramila Saraf, to and in favour of Mrs. Bharti Tanaji Gaikwad, in respect of Plot No. 74 and 75.
2. Partnership Deed dated 15.05.2024, executed between (1) Mrs. Pramila Saraf and (2) Mr. Abhay Purushottam Sathe, constituting the partnership firm M/s. Suvarnbhumi Realtors.

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3. Copy of Development Permission and Commencement Certificate issued by PMRDA for the Golden Palms project.
4. Copy of MahaRERA Registration Certificate dated 16.08.2024, bearing Registration No. P52100077477, in respect of the project "GOLDEN PALMS."
5. Copy of the Registered Sale Deed dated 27.02.2024, registered under Serial No. 4879/2024, Sub-Registrar of Assurances, Mulshi, Pune.
6. Copy of Index-II pertaining to Sale Deed No. 4879/2024, recording M/s. Kanda Pressings Pvt. Ltd. as transferor and (1) Mr. Abhay Purushottam Sathe and (2) Mrs. Pramila Saraf as transferees.

• **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:

Gat No. 610

1. That the land bearing Gat No. 610 was originally owned by Mr. Laxman Tukaram Mazire. He died on 12.07.1985, whereafter the names of his legal heirs, namely (1) Mr. Dhanu Laxman Mazire, (2) Mr. Nathu Laxman Mazire, (3) Mrs. Sonabai Dyanoba Kadam, (4) Mrs. Parabai Sayaji Dere, (5) Mrs. Bababai Ganpat Shelar, (6) Mrs. Chababai Dnyanoba Khaire, (7) Mrs. Vimalabai Vasant Dhaygude and (8) Mrs. Anandabai Laxman Mazire, were mutated in the revenue records vide Mutation Entry No. 189 dated 15.06.1992.
2. Thereafter, the aforesaid owners entered into an Agreement for Sale with M/s. Wonderland Agrofin Developers Ltd., through its Managing Director Mr. David Koil Pillai, which was

Narayan L. Khamkar (Advocate)

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registered in the office of the Sub-Registrar of Assurances, Mulshi, on 09.01.1999 under Serial No. 174/1999.

3. Thereafter, the aforesaid owners, through their Power of Attorney Holders (1) Mr. Genba Sakharam Mazire and (2) Mr. Vitthal Namdeo Mengade, with M/s. Wonderland Agrofin Developers Ltd. / Mr. David Koil Pillai as consenting party, executed a Sale Deed dated 25.11.2002, and thereby sold, transferred and conveyed Gat No. 610 to and in favour of M/s. Kanda Pressings Pvt. Ltd., through its Managing Director Mr. R. S. Kanda. The said Sale Deed was duly registered in the office of the Sub-Registrar of Assurances, Mulshi, under Serial No. 6297/2002.

Gat No. 624

4. That the land bearing Gat No. 624 was originally owned by Mr. Bhau Narayan Wakankar. Thereafter, Mr. Bhau Narayan Wakankar, through his Power of Attorney Holder Mr. Vitthal Namdeo Mengade, with consenting parties, sold the said land to M/s. Wonderland Agro Developers Ltd., through its Managing Director Mr. David Koil Pillai, under a Sale Deed registered in the office of the Sub-Registrar of Assurances, Mulshi, under Serial No. 4529/1997.
5. Thereafter, M/s. Wonderland Agro Developers Ltd., through its Managing Director Mr. David Koil Pillai, executed a Sale Deed dated 01.04.2002, thereby sold, transferred and conveyed its rights to M/s. Kanda Pressings Pvt. Ltd., through its Managing Director Mr. R. S. Kanda. The said Sale Deed was registered in the office of the Sub-Registrar of Assurances, Mulshi, on 08.04.2002 under Serial No. 1779/2002.

Gat No. 626

6. That the land bearing Gat No. 626 originally belonged to Mr. Balu Tukaram Mazire. Upon his death, the names of his legal heirs, namely (1) Mr. Raghu Balu Mazire, (2) Mrs. Ranjana Arjun Bhilare, (3) Mrs. Suman Balu Mazire, (4) Mrs. Sunanda Dattatray Tidke and (5) Mrs. Sainabai

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Balu Mazire, were entered in the revenue records vide Mutation Entry No. 198 dated 13.12.1994.

7. Thereafter, the aforesaid legal heirs, through their Power of Attorney Holder Mr. Vitthal Namdeo Mengade and with the consenting parties mentioned in the documents, sold the land to M/s. Wonderland Agro Developer Ltd., through its Managing Director Mr. David Koil Pillai, under a Sale Deed registered in the office of the Sub-Registrar of Assurances, Mulshi, under Serial No. 4531/1997.
8. Thereafter, M/s. Wonderland Developer Ltd., through Mr. David Koil Pillai, executed the Sale Deed dated 01.04.2002, thereby sold, transferred and conveyed the said land to M/s. Kanda Pressings Pvt. Ltd., through its Managing Director Mr. R. S. Kanda under Serial No. 1779/2002.

Gat No. 627

9. That the land bearing Gat No. 627 originally belonged to Mr. Kondu Dhondur Mengade. After his demise, the names of his legal heirs were mutated in the revenue records vide Mutation Entry No. 341.
10. Thereafter, the legal heirs, through their Power of Attorney Holders Mr. Genba Sakharam Mazire and Mr. Vitthal Namdeo Mengade, with the consenting parties referred to in the title documents, transferred the land to Wonderland Agrofin Co-operative Housing Society (Proposed) / Wonderland Agro Developer Ltd., through their Chief Promoters.
11. Thereafter, the said Wonderland entities executed a Sale Deed dated 01.04.2002, thereby sold, transferred and conveyed the said land to M/s. Kanda Pressings Pvt. Ltd., through its Managing Director Mr. R. S. Kanda. The said Sale Deed was duly registered in the office of the Sub-Registrar of Assurances, Mulshi, under Serial No. 1778/2002.

Gat No. 628

Narayan L. Khamkar (Advocate)

B.S.L., LL.B.(Spl.)

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12. That the land bearing Gat No. 628 originally belonged to Mr. Sakharam Bhika Mengade, and after his demise his legal heirs were recorded vide Mutation Entry No. 395. Thereafter, the owners, through their Power of Attorney Holders, with the consenting parties, sold the said land to M/s. Wonderland Agrocent Co-operative Housing Society, through its Chief Promoters, under a Sale Deed registered in the office of the Sub-Registrar of Assurances, Mulshi, under Serial No. 409/1998.
13. Thereafter, M/s. Wonderland Agrocent Co-operative Housing Society, through its Chief Promoters, executed the Sale Deed dated 01.04.2002, thereby sold, transferred and conveyed the said land to M/s. Kanda Pressings Pvt. Ltd., through its Managing Director Mr. R. S. Kanda. The said Sale Deed was registered on 08.04.2002 under Serial No. 1762/2002.

Gat No. 629

14. That as per the recitals of the registered Sale Deed of the year 2024, the land bearing Gat No. 629 originally belonged to Mr. Vithu Laxman Mengade and after his demise the names of his legal heirs were entered in the revenue records.
15. Thereafter, (1) Mr. Bhau Vithu Mengade, (2) Mr. Vitthal Namdeo Mengade, (3) Mr. Dattu Nathu Mengade and (4) Mrs. Kunda Rajesh Bhopane, with the consenting parties referred therein, executed a Sale Deed dated 12.02.1999 in favour of Mr. David Koil Pillai, which was registered in the office of the Sub-Registrar of Assurances, Mulshi, under Serial No. 7246/2001.
16. Thereafter, a Confirmation Deed dated 08.06.2011 was executed confirming the aforesaid transaction and was duly registered in the office of the Sub-Registrar of Assurances, Mulshi, under Serial No. 2886/2011.
17. Thereafter, M/s. Wonderland Agrofine Developers Ltd., through its Managing Director Mr. David Koil Pillai, executed a Sale Deed dated 23.04.2003, thereby sold, transferred and conveyed the said land to M/s. Kanda Pressings Pvt. Ltd., through its Managing Director Mr.

Narayan L. Khamkar (Advocate)

B.S.L., LL.B.(Spl.)

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R. S. Kanda. The said Sale Deed was registered in the office of the Sub-Registrar of Assurances, Mulshi, under Serial No. 1864/2003.

Gat No. 630

18. That the land bearing Gat No. 630 originally belonged to the Mengade Family. Thereafter, (1) Mr. Sadu Bala Mengade, (2) Mr. Dilip Sadashiv Mengade and (3) Mr. Navnath Sadashiv Mengade, through their Power of Attorney Holders, sold the said land to Wonderland Agrocent Co-operative Housing Society, through its Chief Promoters (1) Mr. David Koil Pillai and (2) Mr. Jeyasingh Devapriyam, under a Sale Deed dated 03.02.1998, duly registered in the office of the Sub-Registrar of Assurances, Mulshi, under Serial No. 408/1998.

19. Thereafter, Wonderland Agrocent Co-operative Housing Society, through its Chief Promoters, executed a Sale Deed dated 01.04.2002, thereby sold, transferred and conveyed the said land to M/s. Kanda Pressings Pvt. Ltd., through its Managing Director Mr. R. S. Kanda. The said Sale Deed was registered on 08.04.2002 under Serial No. 1762/2002.

Gat No. 646

20. That the land bearing Gat No. 646 was originally owned by Mr. Shonba Genu Mazire, Mr. Genu Sakharam Mazire and others. Thereafter, Mr. Genba Sakharam Mazire and others executed a Sale Deed dated 23.11.1998, thereby sold, transferred and conveyed the said land to M/s. Wonderland Agrofin Developers Ltd., through its Managing Director Mr. David Koil Pillai. The said Sale Deed was duly registered in the office of the Sub-Registrar of Assurances, Mulshi, under Serial No. 4534/1998.

21. Thereafter, M/s. Wonderland Agrofin Developers Ltd., through its Managing Director Mr. David Koil Pillai, executed a Sale Deed dated 14.05.2002, thereby sold, transferred and conveyed the said land to M/s. Kanda Pressings Pvt. Ltd., through its Managing Director Mr.

Narayan L. Khamkar (Advocate)

B.S.L., LL.B.(Spl.)

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R. S. Kanda. The said Sale Deed was duly registered in the office of the Sub-Registrar of Assurances, Mulshi, under Serial No. 2580/2002.

Consolidated Sale Deed of 2024

22. Thereafter, M/s. Kanda Auto Pvt. Ltd., formerly known as M/s. Kanda Pressings Pvt. Ltd., through its Managing Director Mr. Rajinder Singh Kanda, executed a Sale Deed dated 27.02.2024, and thereby sold, transferred and conveyed Gat Nos. 610, 624, 626, 627, 628, 629, 630, 646, 634, 635 and 631, collectively, to and in favour of (1) Mr. Abhay Purushottam Sathe and (2) Mrs. Pramila Saraf. The said Sale Deed was duly registered in the office of the Sub-Registrar of Assurances, Mulshi, Pune, on 27.02.2024 under Serial No. 4879/2024.

23. Accordingly, the names of (1) Mr. Abhay Purushottam Sathe and (2) Mrs. Pramila Saraf were recorded as owners in the relevant revenue records vide 6-D Mutation Entry No. 2377.

Formation of M/s. Suvarnbhumi Realtors

24. Thereafter, (1) Mrs. Pramila Saraf and (2) Mr. Abhay Purushottam Sathe executed a Partnership Deed dated 15.05.2024 and constituted the partnership firm under the name and style of "M/s. Suvarnbhumi Realtors" for carrying on, inter alia, the business of real estate development, plotting and development of immovable properties.

25. The said landowners/partners made the project land available to M/s. Suvarnbhumi Realtors and granted the firm rights to carry out development thereof, collect consideration from purchasers and undertake the necessary development and RERA compliances.

Development Permission / Commencement Certificate

26. Thereafter, development permission and Commencement Certificate were obtained from the Pune Metropolitan Region Development Authority (PMRDA) in respect of the plotting layout proposed at Village Mugawade. The uploaded PMRDA permission relates to Gat Nos. 610, 624,

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626, 627, 628, 629, 630, 646 and the proposed canteen/cafeteria component and records the project area as 31,080 Sq. Mtrs.

27. The said permission specifically records that separate N.A. permission is not required where the approved development use is permissible, but requires an N.A. use Sanad to be submitted before commencement of development work.

MahaRERA

28. Thereafter, M/s. Suvarnbhumi Realtors registered the residential plotting project known as “GOLDEN PALMS” with the Maharashtra Real Estate Regulatory Authority under MahaRERA Registration No. P52100077477 dated 16.08.2024, valid up to 31.12.2029, unless renewed.

29. Thus, as aforesaid the said builder/developer, i.e. M/s. Suvarnbhumi Realtors, through its Partners (1) Mr. Abhay Purushottam Sathe and (2) Mrs. Pramila Saraf, as Promoter, together with (1) Mr. Abhay Purushottam Sathe and (2) Mrs. Pramila Saraf as Landowners/Consenting Parties are entitled to sell, transfer and convey the subject property to and in favour of Mrs. Bharti Tanaji Gaikwad or any other prospective purchaser/s which is free from encumbrances.

• PART IV : EVIDENCE OF THE TITLE OF PROPERTY

1. Registered Sale Deed dated 27.02.2024, executed by M/s. Kanda Auto Pvt. Ltd., formerly known as M/s. Kanda Pressings Pvt. Ltd., through its Managing Director Mr. Rajinder Singh Kanda, to and in favour of (1) Mr. Abhay Purushottam Sathe and (2) Mrs. Pramila Saraf, duly registered in the office of the Sub-Registrar of Assurances, Mulshi, Pune, under Serial No. 4879/2024. By virtue of the said Sale Deed, the aforesaid purchasers acquired ownership rights in the project lands.
2. Partnership Deed dated 15.05.2024, executed between (1) Mrs. Pramila Saraf and (2) Mr. Abhay Purushottam Sathe, whereby they constituted the partnership firm under the name and

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style of “M/s. Suvarnbhumi Realtors” for carrying on the business of builders, real estate developers, purchase and sale of lands/plots and development of immovable properties.

• **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.

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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 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), 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. MH008658661202627U and Department ID No. 531799073. The said payment was duly credited to the Government and utilized for conducting the online property search. Accordingly, the e-Search Receipt bearing No. 1115381527, dated 22.08.2026 at 09:35 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.	

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	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, i.e. M/s. Suvarnbhumi Realtors, through its Partners (1) Mr. Abhay Purushottam Sathe and (2) Mrs. Pramila Saraf, as Promoter, together with (1) Mr. Abhay Purushottam Sathe and (2) Mrs. Pramila Saraf as Landowners/Consenting Parties are entitled to sell, transfer and convey the subject property to and in favour of Mrs. Bharti Tanaji Gaikwad or any other prospective purchaser/s which is free from encumbrances.

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

1. Original Agreement for Sale to be executed and registered by M/s. Suvarnbhumi Realtors, together with the Landowners (1) Mr. Abhay Purushottam Sathe and (2) Mrs. Pramila Saraf, to and in favour of Mrs. Bharti Tanaji Gaikwad, in respect of Plot No. 74 and 75.
2. Original Payment Receipt issued by the said builder/developer, i.e. M/s. Suvarnbhumi Realtors to and in favour of Mrs. Bharti Tanaji Gaikwad.

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3. Original NOC to Mortgage from the builder/developer, M/s. Suvarnbhumi Realtors 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 Sale Deed to be executed and registered by M/s. Suvarnbhumi Realtors, together with the Landowners (1) Mr. Abhay Purushottam Sathe and (2) Mrs. Pramila Saraf, to and in favour of Mrs. Bharti Tanaji Gaikwad, in respect of Plot No. 75
2. Original Simple (Registered) Mortgage or the Notice of Intimation regarding mortgage by way of deposit of title deeds.

Thanking you,

Place : Pune.

Date : 22.08.2026.



**Narayan
Laxman
Khamkar**

**NARAYAN L. KHAMKAR
ADVOCATE**

Digitally signed by
Narayan Laxman
Khamkar
Date: 2026.08.31
21:53:24 +05'30'

Narayan L. Khamkar (Advocate)

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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
1762/2002	Sale Deed	08.04.2002	Sub-Registrar of Assurances, Mulshi, Pune	M/s. Wonderland Agrocent Co-operative Housing Society, through its Chief Promoters	M/s. Kanda Pressings Pvt. Ltd., through its Managing Director Mr. R. S. Kanda	Gat Nos. 628 and 630, Village Mugawade, Taluka Mulshi, District Pune.
1778/2002	Sale Deed	01.04.2002	Sub-Registrar of Assurances, Mulshi, Pune	Wonderland Agrofin Co-operative Housing Society (Proposed) and Wonderland Agro Developer Ltd., through their representatives	M/s. Kanda Pressings Pvt. Ltd., through its Managing Director Mr. R. S. Kanda	Gat No. 627, Village Mugawade, Taluka Mulshi, District Pune.
1779/2002	Sale Deed	08.04.2002	Sub-Registrar of Assurances, Mulshi, Pune	M/s. Wonderland Agro Developers Ltd. / Wonderland Developer Ltd., through its Managing Director Mr. David Koil Pillai	M/s. Kanda Pressings Pvt. Ltd., through its Managing Director Mr. R. S. Kanda	Gat Nos. 624 and 626, Village Mugawade, Taluka Mulshi, District Pune.
2580/2002	Sale Deed	14.05.2002	Sub-Registrar of Assurances, Mulshi, Pune	M/s. Wonderland Agrofin Developers Ltd., through its Managing Director Mr. David Koil Pillai	M/s. Kanda Pressings Pvt. Ltd., through its Managing Director Mr. R. S. Kanda	Gat Nos. 646 and 635, Village Mugawade, Taluka Mulshi, District Pune.
6297/2002	Sale Deed	25.11.2002	Sub-Registrar of Assurances, Mulshi, Pune	Legal heirs of Mr. Laxman Tukaram Mazire, through Power of Attorney Holders (1) Mr. Genba Sakhamam Mazire and (2) Mr. Vitthal Namdeo Mengade, with consenting party	M/s. Kanda Pressings Pvt. Ltd., through its Managing Director Mr. R. S. Kanda	Gat No. 610, Village Mugawade, Taluka Mulshi, District Pune.
1864/2003	Sale Deed	23.04.2003	Sub-Registrar of Assurances, Mulshi, Pune	M/s. Wonderland Agrofine Developers Ltd., through its Managing Director Mr. David Koil Pillai	M/s. Kanda Pressings Pvt. Ltd., through its Managing Director Mr. R. S. Kanda	Gat No. 629, Village Mugawade, Taluka Mulshi, District Pune.
2886/2011	Confirmation Deed	08.06.2011	Sub-Registrar of Assurances, Mulshi, Pune	Concerned parties to earlier Sale Deed No. 7246/2001	In favour of/confirming rights of Mr. David Koil Pillai	Gat No. 629, Village Mugawade, Taluka Mulshi, District Pune.
4879/2024	Sale Deed	27.02.2024	Sub-Registrar of Assurances, Mulshi, Pune	M/s. Kanda Auto Pvt. Ltd., formerly known as M/s. Kanda Pressings Pvt. Ltd., through its Managing Director Mr. Rajinder Singh Kanda	(1) Mr. Abhay Purushottam Sathe and (2) Mrs. Pramila Saraf	Gat Nos. 610, 624, 626, 627, 628, 629, 630, 646, 634, 635 and 631, collectively situated at Village Mugawade, Taluka Mulshi, District Pune.

Narayan L. Khamkar (Advocate)

B.S.L., LL.B.(Spl.)

Office Address – Flat No. 3, Second Floor, Gurudatta Apartment, Behind Bhawkar Garage, Regent Hotel Lane, 180, Shivajinagar (Bhamburda), Pune 411005..

:: email – nklawassociates1@gmail.com :: Mobile No. - + 91 99 228 10198 ::



CHALLAN
MTR Form Number-6



GRN	MH008658661202627U	BARCODE			Date	20/08/2026-10:34:17		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.	00040572026082037905		CPAHDPHGD9	
Cheque/DD No.					Bank Date	RBI Date	20/08/2026-10:24:35		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 : 531799073

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.

MH008658661202627U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
22 Aug 2026	Receipt	Receipt no.: 1115381527
	Name of the Applicant :	Advocate Narayan Laxman Khamkar
	Details of property of which document has to be searched :	Dist :Pune Village :Mugaonade S.No/CTS No/G.No. : 610
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH008658661202627U		
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'.		