



NARAYAN KHAMKAR

& LAW ASSOCIATES

• ADVOCATE • NOTARY • ARBITRATOR •
Govt. of India

Ref. No. : IHFC/TSR/1612/2026.

Date : 11.10.2026.

Application No. : 77000371077
Transaction Type : Resale
Applicant : Mr. Vinit Singh
Co-Applicant : Mrs. Priti Singh
Existing Owner : Mr. Vilas Machhindra Chormale
Existing Lender : Nil.

To,

The Branch Manager,

ICICI Home Finance Co. Ltd.,

Wakad Branch, Pune.

- Legal Scrutiny Report pertaining to the file of (1) Mr. Vinit Singh and (2) Mrs. Priti Singh.

- **PART I : PROPERTY DETAILS**

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

All that piece and parcel of land bearing Survey No. 82, Hissa No. 10, admeasuring H. 00-88 Ares, together with Pot Kharaba admeasuring H. 00-01 Are, aggregating H. 00-89 Ares, equivalent to 8,900 sq. metres, assessed at Rs. 6.19, situated at Village Shivane, Taluka Haveli, District Pune, within the local limits of Gram Panchayat Shivane as described in the supplied Agreement, together with all rights, easements and appurtenances attached thereto, out of which the residential development plot admeasures 988.42 sq. metres., which is bounded as under.-

On or towards the East : Stream and the boundary of Survey No. 81.
On or towards the West : Property belonging to Mr. Shivaji Nathoba Dangat.
On or towards the South : Survey No. 82 and Mutha River.
On or towards the North : Survey No. 82/8.

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

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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.

✉ **email** - nklawassociates1@gmail.com :: 📞 **Mobile No.** - + 91 99 228 10198 ::

- **Description of Subject Property.-**

All that piece and parcel of property bearing Flat No. A-1/306, situated on the Third Floor of Building/Wing “A-1”, in the project known as “Sneha Vihar”, having a built-up area stated as 782.10 sq. feet, equivalent to 72.68 sq. metres, together with an attached terrace admeasuring 70 sq. feet, equivalent to 6.50 sq. metres, and an aggregate saleable area stated as 827 sq. feet, equivalent to 76.85 sq. metres, together with parking admeasuring 100 sq. feet, equivalent to 9.29 sq. metres, constructed upon the residential plot admeasuring 988.42 sq. metres out of Survey No. 82, Hissa No. 10, having a total area of 8,900 sq. metres, situated at Village Shivane, Taluka Haveli, District Pune, together with the proportionate rights in the land and common areas and facilities attached thereto.

Hereinafter, referred to as the "Subject Property".

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

1. Agreement for Sale, dated 04.05.2009, executed by M/s. Sneha Construction, through its Proprietor Mr. Nandu Antaram Rajput, acting for himself and as constituted attorney of the confirming landowner Mrs. Samina Nandu Rajput, to and in favour of Mr. Vilas Machhindra Chormale, which is registered in the office of the Sub-Registrar of Assurances, Haveli No. 13, Pune, under Serial No. 1784/2009.
2. Possession Letter, dated 12.07.2010, issued by M/s. Sneha Construction to and in favour of Mr. Vilas Chormale, recording completion and delivery of possession of Flat No. A-1/306 in “Sneha Vihar”.

- **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:

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1. That the entire land property was originally owned and possessed by (1) Mr. Shivram Vithu Dangat, (2) Mr. Prakash Pandharinath Dangat, (3) Mr. Dnyaneshwar Pandharinath Dangat, (4) Mr. Balasaheb Babanrao Dangat and (5) Mr. Ramdas Babanrao Dangat.
2. Thereafter, (1) Mr. Shivram Vithu Dangat, (2) Mr. Prakash Pandharinath Dangat, (3) Mr. Dnyaneshwar Pandharinath Dangat, (4) Mr. Balasaheb Babanrao Dangat and (5) Mr. Ramdas Babanrao Dangat executed the Sale Deed, dated 09.08.2007, thereby selling, transferring and conveying the entire land bearing Survey No. 82, Hissa No. 10, admeasuring H. 00-89 Ares, to and in favour of (1) Mr. Nandu Antaram Rajput and (2) Mrs. Samina Nandu Rajput. The said Sale Deed is registered in the office of the Sub-Registrar of Assurances, Haveli No. 13, Pune, under Serial No. 5319/2007 on 22.08.2007.
3. Thereafter, Mr. Nandu Antaram Rajput obtained construction permission from Gram Panchayat Shivane in respect of the proposed development upon Survey No. 82/10. The supplied Agreement refers to permission dated 12.09.2007, while the annexed certificate refers to an application bearing that date.
4. Thereafter, Mrs. Samina Nandu Rajput executed a Development Agreement, dated 05.05.2008, whereby she granted and entrusted the development rights in respect of her undivided one-half share, equivalent to H. 00-44.5 Ares or 4,450 sq. metres, out of the aforesaid land, to and in favour of M/s. Sneha Construction, through its Proprietor Mr. Nandu Antaram Rajput. The said Development Agreement is registered in the office of the Sub-Registrar of Assurances, Haveli No. 13, Pune, under Serial No. 3008/2008 on 06.05.2008.
5. Further, in continuation of the aforesaid Development Agreement, Mrs. Samina Nandu Rajput executed a Power of Attorney, dated 05.05.2008, to and in favour of Mr. Nandu Antaram Rajput, Proprietor of M/s. Sneha Construction, authorising him to undertake the development and the acts specified therein. The said Power of Attorney is registered in the office of the Sub-Registrar of Assurances, Haveli No. 13, Pune, under Serial No. 3009/2008 on 06.05.2008.

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6. Accordingly, Mr. Nandu Antaram Rajput, Proprietor of M/s. Sneha Construction, became entitled to develop the land by virtue of his own undivided one-half ownership share and the development rights granted in respect of Mrs. Samina Nandu Rajput's remaining undivided one-half share.
7. Thereafter, Mr. Rakesh Shirpa Kachare, relying upon the Agreement to Sell dated 10.06.1997, obtained an order for Gunthewari regularisation, building permission and non-agricultural use in respect of the residential plot admeasuring 988.42 sq. metres out of Survey No. 82/10, vide Order bearing No. NA/SR/II/60/2009, dated 06.03.2009, issued by the Sub-Divisional Officer, Pune Sub-Division, Pune, subject to the conditions stipulated therein and the accompanying approved plan.
8. Thereafter, Mr. Rakesh Shirpa Kachare executed a Deed of Consent and Confirmation, dated 09.03.2009, in favour of M/s. Sneha Construction, through its Proprietor Mr. Nandu Antaram Rajput. As recited in the supplied Agreement, he confirmed the Sale Deed No. 5319/2007, Development Agreement No. 3008/2008 and Power of Attorney No. 3009/2008, agreed to relinquish without consideration the rights acquired under the Agreement to Sell dated 10.06.1997, and consented to the developer using the regularisation and non-agricultural permission for development of the said plot. The said document is stated to have been registered in the office of the Sub-Registrar of Assurances, Haveli No. 20, Pune, on 09.03.2009.
9. Thereafter, M/s. Sneha Construction, through its Proprietor Mr. Nandu Antaram Rajput, commenced development of the residential plot admeasuring 988.42 sq. metres and the construction of the project known as "Sneha Vihar", relying upon the ownership documents, development rights, consent document and permissions referred to above.
10. Thereafter, M/s. Sneha Construction, through its Proprietor Mr. Nandu Antaram Rajput, acting for himself and as constituted attorney of the confirming landowner Mrs. Samina Nandu

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Rajput, executed the Agreement for Sale, dated 04.05.2009, thereby agreeing to sell and allot Flat No. A-1/306, situated on the Third Floor of Building/Wing “A-1” in “Sneha Vihar”, together with the terrace and parking described therein, to and in favour of Mr. Vilas Machhindra Chormale. The said Agreement for Sale is registered in the office of the Sub-Registrar of Assurances, Haveli No. 13, Pune, under Serial No. 1784/2009 on 05.05.2009.

11. Thereafter, M/s. Sneha Construction issued the Possession Letter, dated 12.07.2010, to and in favour of Mr. Vilas Chormale, recording that construction of Flat No. A-1/306, admeasuring approximately 827 sq. feet, on the Third Floor of “Sneha Vihar”, had been completed and that physical possession was handed over to him on that date.
12. Thereafter, Mr. Vilas Machhindra Chormale has paid the entire consideration amount to the said builder/developer, i.e. M/s. Sneha Construction. Accordingly, the said builder has handed over the physical possession of the subject property to and in favour of Mr. Vilas Machhindra Chormale.
13. Thereafter, Mr. Vilas Machindra Chormale executed the Leave and License Agreement, registered on 17.01.2019, thereby permitting Mr. Kuldeep Hareshbhai Pipaliya to use, occupy and enjoy Flat No. A-1/306, situated on the Third Floor of “Sneha Vihar”, at Dangat Patil Nagar, NDA Road, Village Shivane, District Pune, on a leave and license basis. The said Leave and License Agreement is duly registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 26, Pune, under Serial No. 650/2019.
14. Thereafter, Mr. Vilas Machindra Chormale executed the Leave and License Agreement, registered on 02.01.2021, thereby permitting Mr. Akash Prakash Akhade to use, occupy and enjoy Flat No. A-1/306, situated on the Third Floor of “Sneha Vihar”, at NDA Road, Village Shivane, District Pune, on a leave and license basis. The said Leave and License Agreement is duly registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 23, Pune, under Serial No. 193/2021.

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15. Thereafter, Mr. Vilas Machindra Chormale executed the Leave and License Agreement, registered on 30.10.2023, thereby permitting Mr. Jitendra Sheshrao Kharode to use, occupy and enjoy Flat No. A-1/306, situated on the Third Floor of “Sneha Vihar”, at Dangat Patil Nagar, NDA Road, Village Shivane, District Pune, on a leave and license basis. The said Leave and License Agreement is duly registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 8, Pune, under Serial No. 21919/2023.
16. Thereafter, Mr. Vilas Machindra Chormale executed the Leave and License Agreement, registered on 01.10.2024, thereby permitting Mr. Jitendra Sheshrao Kharode to use, occupy and enjoy Flat No. A-1/306, situated on the Third Floor of “Sneha Vihar”, at Dangat Patil Nagar, NDA Road, Village Shivane, District Pune, on a leave and license basis. The said Leave and License Agreement is duly registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 13, Pune, under Serial No. 19137/2024.
17. Thereafter, Mr. Vilas Machindra Chormale executed the Leave and License Agreement, registered on 15.09.2025, thereby permitting Mr. Jitendra Sheshrao Kharode to use, occupy and enjoy Flat No. A-1/306, situated on the Third Floor of “Sneha Vihar”, at Dangat Patil Nagar, NDA Road, Village Shivane, District Pune, on a leave and license basis. The said Leave and License Agreement is duly registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 26, Pune, under Serial No. 21921/2025.
18. Thereafter, Mr. Vilas Machindra Chormale executed the Leave and License Agreement, registered on 05.08.2026, thereby permitting Mr. Jitendra Sheshrao Kharode to use, occupy and enjoy Flat No. A-1/306, situated on the Third Floor of “Sneha Vihar”, at Dangat Patil Nagar, NDA Road, Village Shivane, District Pune, on a leave and license basis. The said Leave and License Agreement is duly registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 10, Pune, under Serial No. 25044/2026.

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19. Thus, as aforesaid the subject property is owned and possessed by Mr. Vilas Machhindra Chormale. 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. Vilas Machhindra Chormale is entitled to sell, transfer and convey the subject property to and in favour of Mr. Vinit Singh and Mrs. Priti Singh or any other prospective purchaser/s.

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

1. Agreement for Sale, dated 04.05.2009, executed by M/s. Sneha Construction, through its Proprietor Mr. Nandu Antaram Rajput, acting for himself and as constituted attorney of the confirming landowner Mrs. Samina Nandu Rajput, to and in favour of Mr. Vilas Machhindra Chormale, which is registered in the office of the Sub-Registrar of Assurances, Haveli No. 13, Pune, under Serial No. 1784/2009.

• **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.

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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 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

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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. MH011643532202627U and Department ID No. 722441624. The said payment was duly credited to the Government and utilized for conducting the online	

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	property search. Accordingly, the e-Search Receipt bearing No. 1115535599, dated 08.10.2026 at 05:55 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 subject property is owned and possessed by Mr. Vilas Machhindra Chormale. 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. Vilas Machhindra Chormale is entitled to sell, transfer and convey the subject property to and in favour of Mr. Vinit Singh and Mrs. Priti Singh or any other prospective purchaser/s.

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

1. Original Agreement for Sale, dated 04.05.2009, executed by M/s. Sneha Construction, through its Proprietor Mr. Nandu Antaram Rajput, acting for himself and as constituted attorney of Mrs. Samina Nandu Rajput, to and in favour of Mr. Vilas Machhindra Chormale, registered in the office of the Sub-Registrar of Assurances, Haveli No. 13, Pune, under Serial No. 1784/2009.
2. Original Possession Letter issued by the builder/developer, i.e. M/s. Sneha Construction to and in favour of Mr. Vilas Macchindra Chormale, peratining to the subject property.
3. Copy of Leave and License Agreement, registered on 17.01.2019, executed by Mr. Vilas Machindra Chormale to and in favour of Mr. Kuldeep Hareshbhai Pipaliya, which is registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 26, Pune, under Serial No. 650/2019.
4. Copy of Leave and License Agreement, registered on 02.01.2021, executed by Mr. Vilas Machindra Chormale to and in favour of Mr. Akash Prakash Akhade, which is registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 23, Pune, under Serial No. 193/2021.
5. Copy of Leave and License Agreement, registered on 30.10.2023, executed by Mr. Vilas Machindra Chormale to and in favour of Mr. Jitendra Sheshrao Kharode, which is registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 8, Pune, under Serial No. 21919/2023.
6. Copy of Leave and License Agreement, registered on 01.10.2024, executed by Mr. Vilas Machindra Chormale to and in favour of Mr. Jitendra Sheshrao Kharode, which is registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 13, Pune, under Serial No. 19137/2024.
7. Copy of Leave and License Agreement, registered on 15.09.2025, executed by Mr. Vilas Machindra Chormale to and in favour of Mr. Jitendra Sheshrao Kharode, which is registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 26, Pune, under Serial No. 21921/2025.

8. Copy of Leave and License Agreement, registered on 05.08.2026, executed by Mr. Vilas Machindra Chormale to and in favour of Mr. Jitendra Sheshrao Kharode, which is registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 10, Pune, under Serial No. 25044/2026.
 9. Original NOC/Consent to Mortgage from Mr. Jitendra Sheshrao Kharode, if in possession as licensee under the Leave and License Agreement registered on 05.08.2026 in the office of the Joint Sub-Registrar of Assurances, Haveli No. 10, Pune, under Serial No. 25044/2026; OR a Declaration from the owner, namely Mr. Vilas Machindra Chormale, confirming that Mr. Jitendra Sheshrao Kharode is not in possession of the subject property.
 10. Original Deed of Assignment to be executed and registered by Mr. Vilas Macchindra Chormale to and in favour of Mr. Vinit Singh and Mrs. Priti Singh, pertaining to the subject property.
 11. Original NOC to Mortgage from the builder/developer, i.e. M/s. Sneha Construction or the Co-Operative Housing Society, if it is formed to and in favour of ICICI Home Finance Company Limited, peratining 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 : 11.10.2026.



**Narayan
Laxman
Khamkar**

**NARAYAN L. KHAMKAR
ADVOCATE**

Digitally signed by
Narayan Laxman
Khamkar
Date: 2026.10.11
07:26:59 +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
4585	Release Deed	07.08.2004	Haveli No. 13 (Erandwane)	Mrs. Saraswati Nivrutti Khandave.	(1) Mr. Balasaheb Babanrao Dangat; (2) Mr. Ramdas Babanrao Dangat.	Agricultural properties situated at Village Shivane: (1) Survey No. 68, area 01 Hectare 13 Ares; (2) Survey No. 78, area 01 Hectare 54 Ares; (3) Survey No. 82/10, area 00 Hectares 30 Ares; (4) area of 89 Ares in Survey Nos. 3/2/2 and 3/2/1; (5) Survey No. 84/15, area 38 Ares; (6) Survey No. 1/1, area 20 Ares; (7) Survey No. 1/2, area 9.5 Ares; (8) Survey No. 1/3, area 6.5 Ares; (9) Survey No. 1/4, area 8.5 Ares; (10) Survey No. 1/5, area 21.5 Ares; (11) Survey No. 1/6, area 29 Ares; (12) Survey No. 1/12, area 70 Ares; (13) Survey No. 1/14, area 7 Ares; and (14) Survey No. 1/15, area 17 Ares; together with residential houses in the village Gaothan and Survey No. 68 at Shivane, and the executant's undivided share in all other movable and immovable properties of the Hindu joint family.
4899	Release Deed	24.08.2004	Haveli No. 13 (Erandwane)	(1) Mrs. Kusum Ashokrao Ghule; (2) Mrs. Shalan Dilip Puneekar.	(1) Mr. Ramdas Babanrao Dangat; (2) Mr. Balasaheb Babanrao Dangat.	Agricultural properties situated at Village Shivane: (1) Survey No. 68, area 01 Hectare 13 Ares; (2) Survey No.

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						78, area 01 Hectare 54 Ares; (3) Survey No. 82/10, area 00 Hectares 30 Ares; (4) area of 89 Ares in Survey Nos. 3/2/2 and 3/2/1; (5) Survey No. 84/15, area 38 Ares; (6) Survey No. 1/1, area 20 Ares; (7) Survey No. 1/2, area 9.5 Ares; (8) Survey No. 1/3, area 6.5 Ares; (9) Survey No. 1/4, area 8.5 Ares; (10) Survey No. 1/5, area 21.5 Ares; (11) Survey No. 1/6, area 29 Ares; (12) Survey No. 1/12, area 70 Ares; (13) Survey No. 1/14, area 7 Ares; and (14) Survey No. 1/15, area 17 Ares; together with residential houses in the village Gaothan and Survey No. 68 at Shivane, and the executants' undivided share in all other movable and immovable properties of the Hindu joint family.
6217	Confirmation Deed	28.10.2004	Haveli No. 13 (Erandwane)	Deceased Baban Vithu Dangat, through his heirs (1) Mr. Balasaheb Baban Dangat and (2) Mr. Ramdas Baban Dangat; and Mr. Shivram Vithu Dangat.	(1) Mr. Dnyaneshwar Pandharinath Dangat; (2) Mr. Prakash Pandharinath Dangat.	Properties situated at Village Shivane: (A) Survey No. 68, area 03 Hectares 34 Ares plus Pot Kharaba 00 Hectares 10 Ares, aggregating 03 Hectares 44 Ares, assessed at Rs. 3.81, out of which the one-third share is stated as 02 Acres 33 Ares, equivalent to 01 Hectare 14.67 Ares; (B) Survey

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						No. 78, Hissa No. 1, total area 11 Hectares 97 Ares, assessed at Rs. 20.31, out of which the area is stated as "0.3 Acres 34 0T0T Ares", equivalent to 01 Hectare 55 Ares; (C) Survey No. 82, Hissa No. 10, area 00 Hectares 89 Ares, assessed at Rs. 9.19, out of which 00 Hectares 29.7 Ares; (D) 00 Hectares 90 Ares out of Survey No. 3, Hissa No. 2/1, equivalent to 02 Acres 09 Gunthas; (E) Survey No. 84, Hissa No. 1, area 00 Hectares 53 Ares, equivalent to 01 Acre 13 Gunthas, assessed at Rs. 1.12; (F) Survey No. 14/5, Hissa No. 5/A/1, area 1,000 sq. feet, containing an old single-storey structure of brick, stone and earth comprising ten bays and five rooms, bearing House No. 221; (G) an old single-storey residential house of earth and stone, comprising six bays, over approximately 200 feet out of Survey No. 68, bearing House No. 233; (H) a single-storey house of stone, brick and earth, comprising three rooms, over approximately 250 feet out of Survey No. 68, bearing House
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						No. 237; (I) an old single-storey house of stone, earth and brick, admeasuring 200 sq. feet in the Gaothan of Village Shivane, bearing Gram Panchayat House No. 46, comprising six bays.
6516	Agreement	09.11.2004	Haveli No. 13 (Erandwane)	Lila Madhukar Pawar; Mrs. Nanda Shripati Gaikwad; Mr. Dnyaneshwar Pandharinath Dangat; Mr. Prakash Pandharinath Dangat; Mr. Manik Shivram Dangat; Mr. Vijay Shivram Dangat; Mr. Shivram Vithu Dangat; (B) Mr. Ramdas Baban Dangat; deceased Mr. Baban Vithu Dangat through heir (A) Mr. Balasaheb Baban Dangat; Mr. Nitin Shivram Dangat.	(1) Mrs. Samina Nandu Rajput; (2) Mr. Nandu Antaram Rajput.	Land situated at Village Shivane, bearing Survey No. 82, Hissa No. 10, having a total area of 00 Hectares 89 Ares, including Pot Kharaba admeasuring 00 Hectares 01 Are, assessed at Rs. 6.19.
5319	Deed of Conveyance	22.08.2007	Haveli No. 13 (Erandwane)	(1) Mr. Manik Shivram Dangat; (2) Mr. Ramdas Baban Dangat; (3) Lila Madhukar Pawar; (4) Mrs. Nanda Shripati Gaikwad; (5) Mr. Dnyaneshwar Pandharinath Dangat; (6) Mr. Prakash Pandharinath Dangat; (7) Mr. Balasaheb Baban Dangat; (8) Mr. Nitin Shivram Dangat; (9) Mr. Vijay Shivram Dangat; (10) Mr. Shivram Vithu Dangat.	(1) Mr. Nandu Antaram Rajput; (2) Mrs. Samina Nandu Rajput.	Stamp duty and registration fees collected under previous Document No. 6516/2004, Haveli No. 13. Land situated at Village Shivane, bearing Survey No. 82, Hissa No. 10, admeasuring 00 Hectares 88 Ares, together with Pot Kharaba admeasuring 00 Hectares 01 Are, aggregating 00 Hectares 89 Ares, assessed at Rs. 6.19.
3008	Agreement or Record thereof or Memorandum of Agreement	06.05.2008	Haveli No. 13 (Erandwane)	Mrs. Samina Nandu Rajput.	M/s. Sneha Constructions, through its Proprietor Nandu Antaram Rajput.	(1) Land at Shivane bearing Survey No. 82, Hissa No. 8, admeasuring 01 Hectare 91 Ares plus Pot Kharaba 00 Hectares 02 Ares, aggregating 01 Hectare 93 Ares, assessed at Rs. 11.94, out of which 00 Hectares 50 Ares, equivalent

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						to 5,000 sq. metres, out of which the executant's share admeasures 00 Hectares 25 Ares, equivalent to 2,500 sq. metres, being open land; (2) Survey No. 82, Hissa No. 10, admeasuring 00 Hectares 88 Ares plus Pot Kharaba 00 Hectares 01 Are, aggregating 00 Hectares 89 Ares, equivalent to 8,900 sq. metres, assessed at Rs. 6.19, out of which the executant's area admeasures 00 Hectares 44.50 Ares, equivalent to 4,450 sq. metres, being open land. The government market value stated in the document shall be read as Rs. 41,36,250/- and the consideration as Rs. 40,00,000/-.
1220	Confirmation Deed	09.03.2009	Sub-Registrar, Haveli No. 20	(1) Mr. Rakesh Shirpa Kachare; (2) Mr. Vasantao Kishtayya Darshane; (3) Mr. Mohan Dilip Marwadi; (4) Mr. Raju Sonu Marwadi; (5) Mr. Shankar Dhannaja Rathod; (6) Mr. Ramashish Rambich Gautam; (7) Mr. Sangamnath Mareji Gawale; (8) Mr. Gurusiddhappa Bhagwan Tadalgi.	M/s. Sneha Construction, through its Proprietor Mr. Nandu Antaram Rajput—AAPPR5684Q.	Confirmation concerning land situated at Village Shivane, bearing Survey No. 82, Hissa No. 10, having a total area of 00 Hectares 89 Ares, including Pot Kharaba admeasuring 00 Hectares 01 Are, assessed at Rs. 6.19.
7760	Mortgage Deed	10.12.2013	Joint Sub-Registrar, Haveli No. 13	(1) Sneha Construction, through its Proprietor Nandu Antaram Rajput; (2) Samina Nandu Rajput.	Shri Mahalaxmi Co-operative Bank Limited, Kolhapur, Shivajinagar Branch, Pune, through Branch Officer Vinayak Krishnarao Dharmadhikari.	Other information: Land situated at Village Shivane, bearing Survey No. 82, Hissa No. 10, admeasuring 00 Hectares 89 Ares.
8442	Mortgage Deed	30.12.2013	Joint Sub-Registrar,	(1) Sneha Construction, through its Proprietor	Shri Mahalaxmi Co-operative Bank Limited, Kolhapur,	Other information:

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			Haveli No. 13	Nandu Antaram Rajput; (2) Samina Nandu Rajput.	Shivajinagar Branch, Pune, through Branch Officer Madhav Digambar Lele.	Land situated at Village Shivane, bearing Survey No. 82, Hissa No. 10, having a total area of 00 Hectares 89 Ares.
1008	Mortgage Deed	29.01.2015	Joint Sub-Registrar, Haveli No. 13	(1) Samina Nandu Rajput; (2) M/s. Sneha Constructions, through its Proprietor Nandu Antaram Rajput.	Shri Mahalaxmi Co-operative Bank Limited, Kolhapur, Shivajinagar Branch, Pune, through Branch Officer Vinayak Krishnarao Dharmadhikari.	Other information: Land situated at Village Shivane, bearing Survey No. 82, Hissa No. 10, having a total area of 00 Hectares 89 Ares.
2691	Mortgage Deed	31.03.2017	Joint Sub-Registrar, Haveli No. 13	(1) M/s. Sneha Construction, through its Proprietor Mr. Nandu Antaram Rajput; (2) Mrs. Samina Nandu Rajput.	Shri Mahalaxmi Co-operative Bank Limited, Kolhapur, through Officer Mr. Vinayak Krishnarao Dharmadhikari.	Other information: (A) Land situated at Village Shivane, bearing Survey No. 82, Hissa No. 10, admeasuring 00 Hectares 88 Ares, together with Pot Kharaba admeasuring 00 Hectares 01 Are, aggregating 00 Hectares 89 Ares; (B) Flat No. 17 and Office Nos. 18, 19 and 20 on the Sixth Floor of "Sneha Deep", constructed upon Survey No. 141, Hissa No. 3/2/6, at Village Warje, having an aggregate area of 3,685 sq. feet; (C) Shop Nos. 1 and 2 and Office Nos. 8, 9, 10 and 11 on the Upper Ground Floor of "Sneha Deep", constructed upon Survey No. 141, Hissa No. 3/2/6, at Village Warje, admeasuring respectively 509 sq. feet, 370 sq. feet, 278 sq. feet, 202 sq. feet, 168 sq. feet and 390 sq. feet, aggregating 1,917 sq. feet.

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650	Leave and Licenses	17.01.2019	Joint S.R. Haveli 26	{VilasMachindraChormale}	{KuldeepHareshbhaiPipaliya}	Apartment/Flat No:306, Floor No:3, Building Name:SNEHA VIHAR A-1, Block Sector:DANGAT PATIL NAGAR, Road:NDA ROAD, City:Shivane, District:Pune
193	Leave and Licenses	02.01.2021	Joint S.R. Haveli 23	{VilasMachindraChormale}	{AkashPrakashAkhade}	Apartment/Flat No:F.No.A1/306, Floor No:3, Building Name:Sneha Vihar, Block Sector:Shivane, Pune 411023, Road:NDA, City:Shivane, District:Pune
21919	Leave and Licenses	30.10.2023	Joint S.R. Haveli 8	{MachindraChormaleVilas}	{SheshraoKharodeJitendra}	Apartment/Flat No:A1-306, Floor No:3rd Floor, Building Name:Sneha Vihar, Block Sector:Shivane, Pune 411023, Road:NDA Road, Dangat Patil Nagar, City:Shivane, District:Pune
19137	Leave and Licenses	01.10.2024	Joint S.R. Haveli 13	{MachindraChormaleVilas}	{SheshraoKharodeJitendra}	Apartment/Flat No:A1-306, Floor No:3rd Floor, Building Name:Sneha Vihar, Block Sector:Shivane, Pune 411023, Road:NDA Road, Dangat Patil Nagar, City:Shivane, District:Pune
21921	Leave and Licenses	15.09.2025	Joint S.R. Haveli 26	{MachindraChormaleVilas}	{SheshraoKharodeJitendra}	Apartment/Flat No:A1-306, Floor No:3rd Floor, Building Name:Sneha Vihar, Block Sector:Shivane, Pune 411023, Road:NDA Road, Dangat Patil Nagar, City:Shivane, District:Pune
25044	Leave and Licenses	05.08.2026	Joint S.R. Haveli 10	{MachindraChormaleVilas}	{SheshraoKharodeJitendra}	Apartment/Flat No:A1-306, Floor No:3rd Floor, Building Name:Sneha

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						Vihar, Block Sector:Shivane, Pune 411023, Road:NDA Road, Dangat Patil Nagar, City:Shivane, District:Pune
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MH011643532202627U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
08 Oct 2026	Receipt	Receipt no.: 1115535599
	Name of the Applicant :	Advocate Narayan Laxman Khamkar
	Details of property of which document has to be searched :	Dist :Pune Village :Shivane S.No/CTS No/G.No. : 82
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH011643532202627U		
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	MH011643532202627U	BARCODE			Date	08/10/2026-17:24:50		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				6500.00	Road/Street					
					Area/Locality					
					Town/City/District					
					PIN					
					Remarks (If Any)					
					Amount In		Six Thousand Five Hundred Rupees Only			
Total				6,500.00	Words					
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	00040572026100846695		CPAHJCQPI3	
Cheque/DD No.					Bank Date	RBI Date	08/10/2026-17:24:25		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 : 722441624

Mobile No. : XXXXXX6987

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

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