



NARAYAN KHAMKAR

& LAW ASSOCIATES

• ADVOCATE • NOTARY • ARBITRATOR •
Govt. of India

Ref. No. : IHFC/TSR/1581/2026.

Date : 05.10.2026.

Application No. : 77000367772
Transaction Type : Resale
Applicant : Jogindersing Pyarasing Khasriya
Co-Applicant : Daljeet Kaur Joginder Singh Khasriya
Existing Owners : Mr. Vikram Balkrishan Bhatt
Existing Lender : Nil.

To,

The Branch Manager,

ICICI Home Finance Co. Ltd.,

Hadapsar Branch, Pune.

- Legal Scrutiny Report pertaining to the file of (1) Jogindersing Pyarasing Khasriya and (2) Daljeet Kaur Joginder Singh Khasriya.

- **PART I : PROPERTY DETAILS**

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

All those pieces and parcels of land bearing Survey Nos. 9 to 14, Hissa Nos. 1/37, 1/38, 1/39, 1/40, 1/41, 1/42, 1/43, 1/44, 1/45 and 1/46, each admeasuring 79 Are, collectively admeasuring 79,000 sq. metres as per the 7/12 extracts and 79,115.95 sq. metres as described in the Agreement, situated at Village Mundhwa, Keshav Nagar, Taluka Pune City, District Pune, upon which the project known as "Purva Silversands" is being developed.

The said entire land comprises the following portions:

Owner	Survey Nos.	Hissa Nos.	Aggregate area as per revenue records
Pinni 3 Co-operative Housing Society Limited	9 to 14	1/39, 1/42, 1/43, 1/45 and 1/46	39,500 sq. metres

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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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Sharad 2 Co-operative Housing Society Limited	9 to 14	1/37, 1/38, 1/40, 1/41 and 1/44	39,500 sq. metres
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Hereinafter, referred to as the "Entire Land Property".

• **DESCRIPTION OF SUBJECT PROPERTY.-**

All that piece and parcel of property bearing Flat No. B1-611, of the type “Condo”, having a carpet area admeasuring approximately 25.07 sq. metres, together with an enclosed balcony admeasuring approximately 2.49 sq. metres and an exclusive balcony and/or terrace admeasuring approximately 2.66 sq. metres, situated on the Sixth Floor of Building No. B1, in Phase II of the project known as “Purva Silversands”, constructed/to be constructed on the entire land bearing Survey Nos. 9 to 14, Hissa Nos. 1/37 to 1/46, situated at Village Mundhwa, Keshav Nagar, Taluka Pune City, District Pune, together with the proportionate rights in the common areas, facilities and amenities 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 14.10.2017, executed by (1) Pinni 3 Co-operative Housing Society Limited and (2) Sharad 2 Co-operative Housing Society Limited, through their constituted attorney Pune Projects LLP, with the consent and confirmation of (3) Oxford Shelters Private Limited and (4) Hritik Technologies and Realty Private Limited, through their constituted attorney Pune Projects LLP, and by (5) Pune Projects LLP, represented through its authorised signatory V. H. S. Sastry through constituted attorney Dinesh Jalindar Botre, to and in favour of Mr. Vikram Balkrishan Bhatt, which is registered in the office of the Sub-Registrar of Assurances, Haveli No. 23, Pune, under Serial No. 11593/2017.
2. Electricity bill issued by Maharashtra State Electricity Distribution Company Limited in the name of Mr. Vikram Balkrishan Bhatt, mentioning Flat No. B1-611 at Mundhwa, Pune.

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• **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 forms part of the lands allotted under the Order of the Collector, Pune, dated 11.07.1989, read with the subsequent Order dated 16.02.1993. The relevant portions, each admeasuring 79 Are, were allotted as follows:

Survey Nos.	Hissa No.	Original allottee
9 to 14	1/37	Mr. Vithal Sakha Gaikwad
9 to 14	1/38	Mr. Sakha Vithal Gaikwad
9 to 14	1/39	Mr. Maruti Mathu Gaikwad
9 to 14	1/40	Mr. Maruti Eknath Gaikwad
9 to 14	1/41	Mrs. Sundarabai Gangaram Jadhav
9 to 14	1/42	Mr. Dhagu Fakira Gaikwad
9 to 14	1/43	Mrs. Vatsalabai Bhikaji Jadhav
9 to 14	1/44	Mrs. Babai Raghunath Gaikwad
9 to 14	1/45	Mr. Dattu Fakira Gaikwad
9 to 14	1/46	Mrs. Sitabai Baburao Gaikwad

2. Thereafter, the allottees of the lands bearing Survey Nos. 9 to 14, Hissa Nos. 1/39, 1/42, 1/43, 1/45 and 1/46 granted development rights in respect of their respective portions to and in favour of M/s. Panacea Constructions under various Development Agreements and Powers of Attorney. Subsequently, M/s. Panacea Constructions, with the confirmation of the respective allottees and/or their legal heirs, assigned and transferred its rights in the said portions to and in favour of Intel Shelters Private Limited under various registered Deeds of Assignment.
3. Thereafter, the respective allottees and/or their legal heirs, with the confirmation of M/s. Panacea Constructions and Intel Shelters Private Limited, executed various Sale Deeds and, wherever applicable, Deeds of Confirmation, thereby selling, transferring and conveying the

aforesaid portions to and in favour of Pinni Co-operative Housing Society Limited, subject to the development rights of Intel Shelters Private Limited.

4. In respect of the portion bearing Survey Nos. 9 to 14, Hissa No. 1/39, (1) Mr. Maruti Mathu Gaikwad, (2) Mr. Rajendra Mathu Gaikwad and (3) Mrs. Sushma Rajendra Gaikwad, through their constituted attorney, with the confirmation of M/s. Panacea Constructions and Intel Shelters Private Limited, executed the Sale Deed, dated 04.02.2005, and thereby sold, transferred and conveyed the said portion to and in favour of Pinni Co-operative Housing Society Limited. The said Sale Deed is registered in the office of the Sub-Registrar of Assurances, Haveli, Pune, under Serial No. 727/2005.
5. The Agreement identifies Oxford Shelters Private Limited as the holder of development rights in respect of the aforesaid Pinni portions. The intervening corporate identity/name-change records connecting Intel Shelters Private Limited with Oxford Shelters Private Limited are not separately available in the supplied documents.
6. Thereafter, the allottees and/or their legal heirs of the lands bearing Survey Nos. 9 to 14, Hissa Nos. 1/37, 1/38, 1/40, 1/41 and 1/44, with the confirmation of Mr. Subhash Laxmanrao Kadam, proprietor of M/s. Subhash Kadam and Associates, executed various registered Sale Deeds, together with the relevant Deeds of Confirmation and/or Supplementary Agreements, thereby selling, transferring and conveying their respective portions to and in favour of Sharad Co-operative Housing Society Limited.
7. Thereafter, Sharad Co-operative Housing Society Limited, with the confirmation of Mr. Subhash Laxmanrao Kadam, proprietor of M/s. Subhash Kadam and Associates, granted development rights in respect of the said portions to and in favour of Hritik Technologies and Realty Private Limited. The annexed title certificate refers to the Development Agreement, dated 08.11.2007, registered under Serial No. 9447/2007, the accompanying Irrevocable Power of Attorney registered under Serial No. 9448/2007, and the Supplementary Development Agreement, dated 14.12.2007, registered under Serial No. 10457/2007.

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8. Thereafter, pursuant to the Order dated 22.05.2014 issued by the Deputy Registrar, Co-operative Societies, Pune City, Pune, the aforesaid societies were bifurcated. Accordingly, the portions bearing Hissa Nos. 1/39, 1/42, 1/43, 1/45 and 1/46 came to be held by Pinni 3 Co-operative Housing Society Limited, and the portions bearing Hissa Nos. 1/37, 1/38, 1/40, 1/41 and 1/44 came to be held by Sharad 2 Co-operative Housing Society Limited.
9. Thereafter, (1) Pinni 3 Co-operative Housing Society Limited, (2) Pinni 5 Co-operative Housing Society Limited, (3) Sharad 2 Co-operative Housing Society Limited and (4) Sharad 3 Co-operative Housing Society Limited, together with (5) Oxford Shelters Private Limited and (6) Hritik Technologies and Realty Private Limited, executed a Joint Development Agreement, dated 21.11.2014, whereby the owners granted and the development right holders assigned the development rights in respect of the lands described therein, including the entire land property mentioned above, to and in favour of Pune Projects LLP. The said Joint Development Agreement is registered in the office of the Sub-Registrar of Assurances, Haveli No. 23, Pune, under Serial No. 9190/2014.
10. Further, in continuation of and in addition to the aforesaid Joint Development Agreement, the aforesaid owners and development right holders also executed a Power of Attorney, dated 21.11.2014, to and in favour of Pune Projects LLP, thereby appointing and constituting it as their lawful attorney to carry out the acts, deeds and things authorised therein in respect of the development of the said lands. The said Power of Attorney is registered in the office of the Sub-Registrar of Assurances, Haveli No. 23, Pune, under Serial No. 9191/2014.
11. Thereafter, Pune Projects LLP undertook the development of the project known as “Purva Silversands”. As recited in the Agreement, the Collector, Pune, and Pune Metropolitan Region Development Authority provisionally sanctioned the layout and building plans vide approval dated 17.02.2016. Building No. B1 forms part of Phase II of the said project.
12. Thereafter, Mr. Maruti Mathu Gaikwad and others executed the Deed of Confirmation, dated 22.04.2016, with the confirmation of Oxford Shelters Private Limited, to and in favour of Pinni

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3 Co-operative Housing Society Limited, thereby confirming the Sale Deed dated 04.02.2005 and the subsequent transactions referred to therein. The said Deed of Confirmation is registered in the office of the Sub-Registrar of Assurances, Haveli No. 10, Pune, under Serial No. 5971/2016.

13. Thereafter, Pune Projects LLP, represented through its authorised signatory V. H. S. Sastry, executed a Power of Attorney, dated 06.03.2017, to and in favour of (1) Mr. Ravindra Dattatray Shinde and (2) Mr. Dinesh Jalindar Botre, authorising them to perform the acts specified therein. The said Power of Attorney is registered in the office of the Sub-Registrar of Assurances, Haveli No. 10, Pune, under Serial No. 2168/2017.
14. The Agreement records registration of the project under MahaRERA Registration No. P52100005377.
15. Thereafter, (1) Pinni 3 Co-operative Housing Society Limited and (2) Sharad 2 Co-operative Housing Society Limited, through their constituted attorney Pune Projects LLP, with the consent and confirmation of (3) Oxford Shelters Private Limited and (4) Hritik Technologies and Realty Private Limited, through their constituted attorney Pune Projects LLP, and by (5) Pune Projects LLP, represented through its authorised signatory V. H. S. Sastry through constituted attorney Dinesh Jalindar Botre, executed the Agreement for Sale, dated 14.10.2017, thereby agreeing to sell, transfer and convey Flat No. B1-611, having a carpet area of approximately 25.07 sq. metres, together with an enclosed balcony of approximately 2.49 sq. metres and an exclusive balcony and/or terrace of approximately 2.66 sq. metres, situated on the Sixth Floor of Building No. B1, Phase II, in “Purva Silversands”, to and in favour of Mr. Vikram Balkrishan Bhatt, for an aggregate consideration of Rs. 31,50,000/-. The said Agreement is registered in the office of the Sub-Registrar of Assurances, Haveli No. 23, Pune, under Serial No. 11593/2017.
16. Thereafter, Mr. Vikram Balkrishan Bhatt have paid the entire consideration amount to the said builder/developer, i.e. Pune Projects LLP. Accordingly, the said builder/developer has handed

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over the physical possession of the subject property to and in favour of Mr. Vikram Balkrishan Bhatt.

17. Thus, as aforesaid the subject property is owned and possessed by Mr. Vikram Balkrishan Bhatt. 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. Vikram Balkrishan Bhatt is entitled to sell, transfer and convey the subject property to and in favour of Jogindersing Pyarasing Khasriya and Daljeet Kaur Joginder Singh Khasriya or any other prospective purchaser/s.

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

1. Agreement for Sale, dated 14.10.2017, executed by (1) Pinni 3 Co-operative Housing Society Limited and (2) Sharad 2 Co-operative Housing Society Limited, through their constituted attorney Pune Projects LLP, with the consent and confirmation of (3) Oxford Shelters Private Limited and (4) Hritik Technologies and Realty Private Limited, through their constituted attorney Pune Projects LLP, and by (5) Pune Projects LLP, represented through its authorised signatory V. H. S. Sastry through constituted attorney Dinesh Jalindar Botre, to and in favour of Mr. Vikram Balkrishan Bhatt, which is registered in the office of the Sub-Registrar of Assurances, Haveli No. 23, Pune, under Serial No. 11593/2017.

• **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.

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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.
5.15	Whether the property has been transferred by a power of attorney (POA) holder of the	No.

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	original landowner in favour of the loan applicant?	
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	

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	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. MH011294372202627U and Department ID No. 266542424. The said payment was duly credited to the Government and utilized for conducting the online property search. Accordingly, the e-Search Receipt bearing No. 1115520028, dated 03.10.2026 at 02:40 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

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• **PART VI : CERTIFICATE.-**

It is certified that, the subject property is owned and possessed by Mr. Vikram Balkrishan Bhatt. 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. Vikram Balkrishan Bhatt is entitled to sell, transfer and convey the subject property to and in favour of Jogindersing Pyarasing Khasriya and Daljeet Kaur Joginder Singh Khasriya or any other prospective purchaser/s.

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

1. Original Agreement for Sale, dated 14.10.2017, executed by (1) Pinni 3 Co-operative Housing Society Limited and (2) Sharad 2 Co-operative Housing Society Limited, through their constituted attorney Pune Projects LLP, with the consent and confirmation of (3) Oxford Shelters Private Limited and (4) Hritik Technologies and Realty Private Limited, through their constituted attorney Pune Projects LLP, and by (5) Pune Projects LLP, represented through its authorised signatory V. H. S. Sastry through constituted attorney Dinesh Jalindar Botre, to and in favour of Mr. Vikram Balkrishan Bhatt, which is registered in the office of the Sub-Registrar of Assurances, Haveli No. 23, Pune, under Serial No. 11593/2017.
2. Original Possession Letter issued by the builder/developer to and in favour of Mr. Vikram Balkrishan Bhatt.
3. Original Deed of Assignment to be executed and registered by Mr. Vikram Balkrishan Bhatt to and in favour of Jogindersing Pyarasing Khasriya and Daljeet Kaur Joginder Singh Khasriya, pertaining to the subject property.
4. Original NOC to Mortgage from the builder/developer, i.e. Pune Projects LLP 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.

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• **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 : 05.10.2026.



**Narayan
Laxman
Khamkar**

**NARAYAN L. KHAMKAR
ADVOCATE**

Digitally signed by
Narayan Laxman
Khamkar
Date: 2026.10.05
20:13:58 +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
5514	Assignment Deed	17.12.2003	Haveli No. 3 (Hadapsar)	Intel Shelters Pvt. Ltd., through Director Mr. Aniruddha Uttam Sevalekar, through constituted attorney Mr. Umesh Shripad Kalaskar for registration; Dattu Fakira Gaikwad, through constituted attorney Mr. Anandram Dagduram Mutha, through constituted attorney Mr. Gopalkrishna Chandrakant Bhagwat for registration; Panacea Constructions, through Partner Mr. Anandram Dagduram Mutha, through constituted attorney Mr. Gopalkrishna Chandrakant Bhagwat for registration	Pinni Co-operative Housing Society Ltd., through Chairman Mr. Parag Chunilal Shah, through constituted attorney Mr. Umesh Shripad Kalaskar for registration; Pinni Co-operative Housing Society Ltd., through Secretary Mr. Rajendra Uttamchand Dugad	Survey Nos. 9 to 14, Hissa No. 1/45, situated at Mundhwa (Keshav Nagar), admeasuring 0 Hectare 79 Are (7,900 sq. metres), assessment Rs. 4.80.
5515	Assignment Deed	17.12.2003	Haveli No. 3 (Hadapsar)	Intel Shelters Pvt. Ltd., through Director Mr. Aniruddha Uttam Sevalekar, through constituted attorney Mr. Umesh Shripad Kalaskar for registration; Panacea Constructions, through Partner Mr. Anandram Dagduram Mutha, through constituted attorney Mr. Gopalkrishna Chandrakant Bhagwat for registration; Sitabai Baburao Gaikwad, through constituted attorney Mr. Anandram Dagduram Mutha, through constituted attorney Mr. Gopalkrishna Chandrakant Bhagwat for registration	Pinni Co-operative Housing Society Ltd., through Chairman Mr. Parag Chunilal Shah, through constituted attorney Mr. Umesh Shripad Kalaskar for registration; Pinni Co-operative Housing Society Ltd., through Secretary Mr. Rajendra Uttamchand Dugad	Survey Nos. 9 to 14, Hissa No. 1/46, situated at Mundhwa (Keshav Nagar), admeasuring 0 Hectare 79 Are (7,900 sq. metres), assessment Rs. 4.80.
3345	Confirmation Deed	27.04.2004	Haveli No. 3 (Hadapsar)	Laxmi Tulshiram Gaikwad; Mr. Tulshiram Dhagu Gaikwad	Pinni Co-operative Housing Society Ltd., through Chairman Mr. Parag Chunilal Shah, through constituted attorney Mr. Umesh Shripad Kalaskar for registration;	Survey Nos. 9 to 14, Hissa No. 1/42, situated at Mundhwa (Keshav Nagar), admeasuring 0 Hectare 79 Are (7,900 sq. metres), assessment Rs. 4.80.

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					Pinni Co-operative Housing Society Ltd., through Secretary Mr. Rajendra Uttamchand Dugad	
3410	Confirmation Deed	27.04.2004	Haveli No. 3 (Hadapsar)	Mrs. Ambubai Vinayak Gaikwad; Mr. Dattu Fakira Gaikwad; Mr. Vinayak Dattu Gaikwad	Pinni Co-operative Housing Society Ltd., through Chairman Mr. Parag Chunilal Shah, through constituted attorney Mr. Umesh Shripad Kalaskar for registration; Pinni Co-operative Housing Society Ltd., through Secretary Mr. Rajendra Uttamchand Dugad	Survey Nos. 9 to 14, Hissa No. 1/45, situated at Mundhwa (Keshav Nagar), admeasuring 0 Hectare 79 Are (7,900 sq. metres), assessment Rs. 4.80.
5271	Confirmation Deed	25.08.2004	Haveli No. 3 (Hadapsar)	Arun Bhikaji Jadhav; Mangal Kisan Jadhav; Vanmala Vilas Jadhav; Kisan Bhikaji Jadhav; Sunanda Arun Jadhav; Surekha Avinash Gaikwad; Rahul Vilas Jadhav; Vatsalabai Bhikaji Jadhav; Vilas Bhikaji Jadhav	Pinni Co-operative Housing Society Ltd., through Chairman Mr. Parag Chunilal Shah, through constituted attorney Mr. Umesh Shripad Kalaskar for registration; Pinni Co-operative Housing Society Ltd., through Secretary Mr. Rajendra Uttamchand Dugad	Survey Nos. 9 to 14, Hissa No. 1/43, situated at Mundhwa (Keshav Nagar), admeasuring 0 Hectare 79 Are (7,900 sq. metres), assessment Rs. 4.80.
9447	Agreement or Record/Memorandum of Agreement	22.10.2007	Haveli No. 5 (Pimpri)	M/s. Subhash Kadam & Associates, through Proprietor Subhash Laxmanrao Kadam; Sharad Co-operative Housing Society Ltd., through Chairman Tukaram Dhondiram Mhetre and Secretary Ganesh Suresh Pataskar	Hritik Technologies and Realty Pvt. Ltd., through Director Pramod Mishrilal Dhadiwal	District Pune, Taluka Haveli-3, Village Mundhwa (Keshav Nagar area), Survey Nos. 9 to 14, Hissa Nos. 1/2, 1/11, 1/17, 1/18, 1/24, 1/25, 1/37, 1/38, 1/40, 1/41, 1/44, 1/48, 1/56, 1/58 and 1/59, total area 1,18,500 sq. metres.
9878	Assignment Deed	27.11.2007	Haveli No. 5 (Pimpri)	M/s. Subhash Kadam & Associates, through Proprietor Subhash Laxmanrao Kadam; Savata Vitthal Gaikwad, Mangal Savata Gaikwad and Prashant Savata Gaikwad, through	Sharad Co-operative Housing Society Ltd., through Chairman Tukaram Dhondiram Mhetre and	Survey Nos. 9 to 14, Hissa No. 1/37, Village Keshav Nagar, Mundhwa, total area 0 Hectare 79 Are i.e. 7,900 sq. metres.

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				constituted attorney Subhash Laxmanrao Kadam; Hritik Technologies and Realty Pvt. Ltd., through Director Aditi Subhash Kadam	Secretary Ganesh Suresh Pataskar	
10457	Agreement or Record/Memorandum of Agreement	14.12.2007	Haveli No. 5 (Pimpri)	M/s. Subhash Kadam & Associates, through Proprietor Subhash Laxmanrao Kadam; Sharad Co-operative Housing Society Ltd., through Chairman Tukaram Dhondiram Mhetre and Secretary Ganesh Suresh Pataskar	Hritik Technologies and Realty Pvt. Ltd., PAN AABCH5142C, through Director Pramod Mishrilal Dhadiwal	Survey Nos. 9 to 14, Hissa Nos. 1/2, 1/11, 1/17, 1/18, 1/24, 1/25, 1/37, 1/38, 1/40, 1/41, 1/44, 1/48, 1/56, 1/58 and 1/59, Village Keshav Nagar, Mundhwa, total area 1,18,500 sq. metres. The subject of this Supplementary Development Agreement is an increase of Rs. 11,20,00,000/- in the consideration under the original Development Agreement bearing Document No. 9447/2007 dated 12.11.2007, Haveli No. 5.
392	Confirmation Deed	25.01.2008	Joint Sub-Registrar Haveli No. 19	M/s. Subhash Kadam & Associates, through Proprietor Mr. Subhash Laxmanrao Kadam; Narendra Gangaram Jadhav for himself and as Manager of Joint Family and guardian of minor Shashank Narendra Jadhav; Kausalya Narendra Jadhav; Shahul Narendra Jadhav; Dipali Vijay Gaikwad; Rupali Pramod Gaikwad; Baby Suresh Jadhav for herself and as Manager of Joint Family and guardian of minor Ambadas Suresh Jadhav; Rekha Bharat Jadhav; Rajendra Bharat Jadhav; Rajshri Ganesh Gaikwad; Jayshri Ramesh Gaikwad; Rameshwari Shirsal Gaikwad; Hritik Technologies and Realty Pvt. Ltd., through Director Mrs. Aditi Subhash Kadam	Sharad Co-operative Housing Society Ltd., through Chairman Mr. Tukaram Dhondiram Mhetre and Secretary Mr. Ganesh Suresh Pataskar	Survey Nos. 9 to 14, Hissa No. 1/41, Village Keshav Nagar, Mundhwa, area 0 Hectare 79 Are i.e. 7,900 sq. metres, assessment Rs. 4.80. Confirmation in respect of Sale Deed Document No. 8698/2007 dated 31.10.2007, Haveli No. 4.
9987	Confirmation Deed	28.01.2008	Joint Sub-Registrar Haveli No. 19	M/s. Subhash Kadam & Associates, through Proprietor Mr. Subhash Laxmanrao Kadam; Shobha Prakash Gaikwad; Lilabai Maruti Gaikwad; Hritik Technologies and Realty Pvt. Ltd., through	Sharad Co-operative Housing Society Ltd., through Chairman Mr. Tukaram Dhondiram Mhetre and Secretary Mr.	Survey Nos. 9 to 14, Hissa No. 1/41, Village Keshav Nagar, Mundhwa, area 0 Hectare 79 Are i.e. 7,900 sq. metres, assessment Rs. 4.80. Confirmation in respect of Sale Deed Document No. 8698/2007

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				Director Mrs. Aditi Subhash Kadam	Ganesh Suresh Pataskar	dated 31.10.2007, Haveli No. 4.
1344	Confirmation Deed	15.03.2008	Joint Sub-Registrar Haveli No. 19	Ajay Dashrath Jadhav; Amol Dhanraj Gaikwad; M/s. Subhash Kadam & Associates, through Proprietor Mr. Subhash Laxmanrao Kadam; Savita Dashrath Jadhav; Hritik Technologies and Realty Pvt. Ltd., through Director Mrs. Aditi Subhash Kadam	Sharad Co-operative Housing Society Ltd., through Chairman Mr. Tukaram Dhondiram Mhetre and Secretary Mr. Ganesh Suresh Pataskar	Survey Nos. 9 to 14, Hissa No. 1/37, Village Keshav Nagar, Mundhwa, area 0 Hectare 79 Are i.e. 7,900 sq. metres, assessment Rs. 4.80. Confirmation in respect of Sale Deed Document No. 9877/2007 dated 27.11.2007, Haveli No. 5.
2226	Confirmation Deed	18.03.2008	Joint Sub-Registrar Haveli No. 19	Mrs. Kamal Rajendra Jadhav; Mrs. Sunita Kashinath Jadhav; Mr. Avinash Dhanraj Gaikwad; Mr. Dhanraj Vitthal Gaikwad; Mr. Satish Dhanraj Gaikwad; M/s. Subhash Kadam & Associates, through Proprietor Mr. Subhash Laxmanrao Kadam; Mrs. Alka Dhanraj Gaikwad; Hritik Technologies and Realty Pvt. Ltd., through Director Mr. Subhash Laxmanrao Kadam	Sharad Co-operative Housing Society Ltd., through Secretary Mr. Ganesh Suresh Pataskar and Chairman Mr. Tukaram Dhondiram Mhetre	Survey Nos. 9 to 14, Hissa No. 1/37, Village Keshav Nagar, Mundhwa, total area 0 Hectare 79 Are i.e. 7,900 sq. metres, assessment Rs. 4.80. Confirmation in respect of Sale Deed Document No. 9877/2007 dated 27.11.2007, Haveli No. 5.
1390	Notice of Lis Pendens	22.05.2014	Joint Sub-Registrar Haveli No. 19	M/s. Subhash Kadam & Associates, Proprietary Firm, through Proprietor Mr. Subhash Laxmanrao Kadam	—	Survey Nos. 9 to 14, Hissa Nos. 1/2, 1/11, 1/15, 1/17, 1/18, 1/24, 1/25, 1/37, 1/38, 1/40, 1/41, 1/44, 1/48, 1/56, 1/58 and 1/59, Village Mundhwa, Taluka Pune City, District Pune, each admeasuring 0 Hectare 79 Are, each assessed at Rs. 4.80. The properties are the subject matter of Civil Suit No. 1256/2013 before the Court of the Civil Judge, Senior Division, Pune.
4827	Notice of Lis Pendens	25.06.2014	Joint Sub-Registrar Haveli No. 7	Vijaya Parshuram Jadhav	—	Property bearing Survey Nos. 9 to 14, Hissa No. 1/2, Village Keshav Nagar (Mundhwa), admeasuring 0 Hectare 79 Are i.e. 7,900 sq. metres, assessment Rs. 4.80. The executant has filed Special Civil Suit No. 1670/2013 on 03.12.2013 before the Court of the Civil Judge, Junior Division, Pune, and the present notice is registered so that no right or interest of any nature is created in respect of the said property.

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5348	Deed of Correction	14.07.2014	Joint Sub-Registrar Haveli No. 7	Vijaya Parshuram Jadhav	—	Properties at Village Keshav Nagar, Mundhwa: (A) Survey Nos. 9 to 14, Hissa No. 1/37, area 0 Hectare 79 Are i.e. 7,900 sq. metres, assessment Rs. 4.80; and (B) Survey Nos. 9 to 14, Hissa No. 1/38, area 0 Hectare 79 Are i.e. 7,900 sq. metres, assessment Rs. 4.80. Corrections were made in Notice of Lis Pendens Document No. 4827/2014 dated 25.06.2014, including correction of the village name to Keshav Nagar (Mundhwa), correction of the name to Mrs. Vijaya Parshuram Jadhav and correction of the property description to Hissa Nos. 1/37 and 1/38.
9190	Development Agreement	21.11.2014	Joint Sub-Registrar Haveli No. 23	Owner No. 1 – Pinni 3 Co-operative Housing Society Ltd., through Chairman Mr. Gorakh Vitthal Girme; Owner No. 2 – Pinni 5 Co-operative Housing Society Ltd., through Chairperson Mrs. Sujata Vijay Shevate; Owner No. 3 – Sharad 2 Co-operative Housing Society Ltd., through Chairman Mr. Vijay Mahajan; Owner No. 4 – Sharad 3 Co-operative Housing Society Ltd., through Secretary Aarti Sandim; Assignor No. 1 – Oxford Shelters Pvt. Ltd., through Director Mr. Aniruddha Uttam Sevalekar, through constituted attorney Umesh S. Kalaskar; Assignor No. 2 – Hritik Technologies and Realty Pvt. Ltd., through Director Mr. Ashok Mohanan, through constituted attorney Dilip Borhade	Developer – Pune Projects LLP, through Designated Partner Mr. Ashish Puravankara	Village Mundhwa, Taluka Pune City, District Pune, within the limits of Gram Panchayat Keshav Nagar: Owner No. 1 – Survey Nos. 9 to 14, Hissa Nos. 1/39, 1/42, 1/43, 1/45 and 1/46, each 0 Hectare 79 Are; Owner No. 2 – Hissa Nos. 1/57 and 1/60, each 0 Hectare 79 Are; Owner No. 3 – Hissa Nos. 1/37, 1/38, 1/40, 1/41 and 1/44, each 0 Hectare 79 Are; Owner No. 4 – Hissa Nos. 1/56, 1/58 and 1/59, each 0 Hectare 79 Are; total area 11 Hectares 85 Are i.e. 1,18,500 sq. metres.
5971	Agreement	22.04.2016	Joint Sub-Registrar Haveli No. 10	Oxford Shelters Pvt. Ltd., through Director Ashok Khupchand Kothari, through constituted attorney Umesh Shripad Kalaskar; Maruti Mathu Gaikwad; Chetan Sarjerao Gaikwad; Sarjerao Maruti	Pinni Co-operative Housing Society Ltd., through Secretary Ashok Khupchand Kothari, through constituted attorney Umesh Shripad	Survey Nos. 9 to 14, Hissa No. 1/39, Village Mundhwa, Keshav Nagar, Taluka Pune City, District Pune, area 0 Hectare 79 Are i.e. 7,900 sq. metres.

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				Gaikwad; Nalini Sarjerao Gaikwad; Rinku Sarjerao Gaikwad, after marriage Rinku Shahul Jadhav; Dhanashri alias Bhagyashri Sarjerao Gaikwad; Bajirao Maruti Gaikwad; Muktabai Bajirao Gaikwad; Hemant alias Mahesh Bajirao Gaikwad, minor through Bajirao Maruti Gaikwad; Ambika Bajirao Gaikwad, minor through Bajirao Maruti Gaikwad; Dilip Maruti Gaikwad; Swati Dilip Gaikwad; Sunit Dilip Gaikwad, minor through Dilip Maruti Gaikwad; Tejaswi Dilip Gaikwad, minor through Dilip Maruti Gaikwad; Kalpana Rohidas Jadhav	Kalaskar; Pinni 3 Co-operative Housing Society Ltd., through Chairman Gorakh Vitthal Girmé	
11593	Agreement	14.10.2017	Joint Sub-Registrar Haveli No. 23	Owner No. 1 – Pinni 3 Co-operative Housing Society Ltd.; Owner No. 2 – Sharad 2 Co-operative Housing Society Ltd.; Consenting Party No. 1 – Oxford Shelters Pvt. Ltd.; Consenting Party No. 2 – Hritik Technologies and Realty Pvt. Ltd., all through constituted attorney Pune Projects LLP, through authorised signatory V. H. S. Sastry, through constituted attorney Dinesh Botre; Pune Projects LLP, through authorised signatory V. H. S. Sastry, through constituted attorney Dinesh Botre	Vikram Bhatt, son of Balkrishna Bhatt	Flat No. B1-611 on the Sixth Floor of Building No. B1 in the project “Purva Silversands”, being constructed on Survey Nos. 9 to 14, Hissa Nos. 1/37 to 1/46, Village Mundhwa (Keshav Nagar), carpet area 25.07 sq. metres, balcony area 2.49 sq. metres and balcony/terrace area 2.66 sq. metres.
977	Mortgage Deed	20.10.2018	Joint Sub-Registrar Haveli No. 5	Pinni 3 Co-operative Housing Society Ltd., through constituted attorney Pune Projects LLP, through Authorised Signatory Sujit More; Pune Projects LLP, through Authorised Signatory Sujit More; Sharad 2 Co-operative Housing Society Ltd., through constituted attorney Pune Projects LLP, through Authorised Signatory Sujit More	IndusInd Bank Limited	Survey Nos. 9 to 14, Hissa Nos. 1/39, 1/42, 1/43, 1/45, 1/46, 1/37, 1/38, 1/40, 1/41 and 1/44, each admeasuring 0 Hectare 79 Are, together with all existing and future construction thereon and other property described in the document. Total loan amount Rs. 85 Crores. ADJ/M/66/2018.
935	Reconveyance	17.01.2022	Joint Sub-Registrar	IndusInd Bank Limited, through Authorised	Sharad 2 Co-operative	Survey Nos. 9 to 14, Hissa Nos. 1/39, 1/42, 1/43,

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			Haveli No. 23	Signatory Rabindra Kumar Patro	Housing Society Ltd., through constituted attorney Pune Projects LLP, through Authorised Signatory Girish Zope; Pune Projects LLP, through Authorised Signatory Girish Zope; Pinni 3 Co-operative Housing Society Ltd., through constituted attorney Pune Projects LLP, through Authorised Signatory Girish Zope	1/45, 1/46, 1/37, 1/38, 1/40, 1/41 and 1/44, together with construction thereon and other property described in the document. Reconveyance of Mortgage Deed No. 977/2018, Haveli No. 5.
3229	Mortgage Deed	18.02.2022	Joint Sub-Registrar Haveli No. 11	Borrower/Consenting Party – Pinni 3 Co-operative Housing Society Ltd., through constituted attorney Pune Projects LLP, through Authorised Signatory Deepak K. Sundaram; Borrower – Pune Projects LLP, through Authorised Signatory Deepak K. Sundaram; Borrower/Consenting Party – Sharad 2 Co-operative Housing Society Ltd., through constituted attorney Pune Projects LLP, through Authorised Signatory Deepak K. Sundaram	Aditya Birla Finance Limited, through Authorised Signatory Harsh Arora	Survey Nos. 9 to 14, Hissa Nos. 1/37 to 1/46, total area 79,000 sq. metres, out of which 73,556.79 sq. metres, together with unsold flats/units in the buildings being constructed thereon, commercial area of 20,883 sq. ft. in Block-1 and present and future FSI/TDR in respect of the said property, together with other description as mentioned in the document.
15860	Lease Deed	27.09.2022	Joint Sub-Registrar Haveli No. 22	Consenting Party – Pune Projects LLP, through Partner Aniruddha Uttam Sevalekar, through constituted attorney Umesh Shripad Kalaskar; Lessee – Maharashtra State Electricity Distribution Company Limited (MSEDCL), Hadapsar Sub-Division, Pune, through Authorised Representative Mr. Avinash Ghanshyam Raut	Owner – Sharad 2 Co-operative Housing Society Ltd., through Authorised Representative Umesh Borhade; Owner – Pinni 3 Co-operative Housing Society Ltd., through Chairman Mr. Gorakh Vitthal Girmé	Survey Nos. 9 to 14/1/37 to 1/46/1, Village Mundhwa, Taluka Pune City, District Pune, total area 58,475.94 sq. metres, out of which open land admeasuring 775 sq. metres is given on lease for Transformer D.P.
7394	Mortgage Deed	30.03.2024	Joint Sub-Registrar	Consenting Party – Pinni 3 Co-operative Housing Society Ltd.,	IDBI Trusteeship Services Limited, through	Old Survey Nos. 9 to 14, Hissa Nos. 1/37 to 1/46, Village Mundhwa, Keshav

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			Haveli No. 22	through constituted attorney Pune Projects LLP, through Authorised Signatory Neeraj Gautam, represented for registration by Sudip Dilip Gokhale; Consenting Party – Sharad 2 Co-operative Housing Society Ltd., through constituted attorney Pune Projects LLP, through Authorised Signatory Neeraj Gautam, represented for registration by Sudip Dilip Gokhale; Consenting Party/Borrower – Puravankara Limited, through Authorised Signatory Neeraj Gautam, represented for registration by Sudip Dilip Gokhale; Borrower – Pune Projects LLP, through Authorised Signatory Neeraj Gautam, represented for registration by Sudip Dilip Gokhale	Authorised Representative Shivdasan Unnikrishna Menon	Nagar: (1) New Survey Nos. 9 to 14/1/37 to 1/46/1, total area 58,475.94 sq. metres, out of which 57,700.94 sq. metres; (2) New Survey Nos. 9 to 14/1/37 to 1/46/2, area 1,031.48 sq. metres; (3) New Survey Nos. 9 to 14/1/37 to 1/46/3, area 7,796.85 sq. metres; (4) New Survey Nos. 9 to 14/1/37 to 1/46/4, area 11,695.73 sq. metres; aggregating 79,000 sq. metres, out of which 72,781.79 sq. metres, together with Purva Silversands Phase-I and Phase-II and Emerald Bay residential/commercial projects, unsold flats/units therein and present and future FSI/TDR, together with other information as mentioned in the document.
410	Reconveyance	22.11.2024	Joint Sub-Registrar Haveli No. 10	Aditya Birla Finance Limited, through Authorised Signatories Gagandeep Singh and Kaustubh Vaidya	Sharad 2 Co-operative Housing Society Ltd., through constituted attorney Pune Projects LLP, through Authorised Signatory Sudip Gokhale; Pune Projects LLP, through Authorised Signatory Sudip Gokhale; Pinni 3 Co-operative Housing Society Ltd., through constituted attorney Pune Projects LLP, through Authorised Signatory Sudip Gokhale	Survey Nos. 9 to 14, Hissa Nos. 1/37 to 1/46, total area 79,000 sq. metres, out of which 73,556.79 sq. metres, together with unsold flats/units in the buildings constructed thereon, commercial area of 20,883 sq. ft. in Block-1 and present and future FSI/TDR. Reconveyance of Document No. 3229/2022, Haveli No. 11.
25418	Mortgage Deed	27.03.2025	Joint Sub-Registrar Haveli No. 9	Consenting Party – Sharad 2 Co-operative Housing Society Ltd., through constituted attorney Pune Projects LLP, through Authorised Signatory Neeraj Gautam, through constituted attorney	IDBI Trusteeship Services Limited, through Authorised Officer Sunny Nihlani, through constituted attorney	Old Survey Nos. 9 to 14, Hissa Nos. 1/37 to 1/46, Village Mundhwa, Keshav Nagar: New Survey Nos. 9 to 14/1/37 to 1/46/1, 1/46/2, 1/46/3 and 1/46/4, total area 79,000 sq. metres, out of mortgaged area

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				Abhijit Barnwal for registration and admission; Consenting Party – Pinni 3 Co-operative Housing Society Ltd., through constituted attorney Pune Projects LLP, through Authorised Signatory Neeraj Gautam, through constituted attorney Abhijit Barnwal; Consenting Party/Borrower – Puravankara Limited, through Authorised Signatory Neeraj Gautam, through constituted attorney Abhijit Barnwal; Borrower – Pune Projects LLP, through Authorised Signatory Neeraj Gautam, through constituted attorney Abhijit Barnwal	Chandrakant Soman	72,781.79 sq. metres excluding Survey Nos. 9 to 14/1/37 to 1/46/4 admeasuring 11,695.73 sq. metres, together with Purva Silversands Phase-I and Phase-II and Emerald Bay residential/commercial projects, unsold flats/units therein and present and future FSI/TDR, together with other information mentioned in the document.
24033	Transfer Deed	28.08.2025	Joint Sub-Registrar Haveli No. 11	Sharad 2 Co-operative Housing Society Limited; Pinni 3 Co-operative Housing Society Limited	Pune Projects LLP, through Authorised Signatory Sanjay Dighe; Pune Municipal Corporation, Pune, through Deputy Commissioner, Property and Management	Village Mundhwa, Pune, Survey Nos. 9 to 14/1/37 to 1/46/1 to 4 (Old Survey Nos. 9 to 14, Hissa Nos. 1/37 to 1/46), amenity space reserved area admeasuring 116.95.73 Are i.e. 11,695.73 sq. metres, transferred to Pune Municipal Corporation.
16014	Reconveyance	16.11.2025	Joint Sub-Registrar Haveli No. 9	Puravankara Limited; Pune Projects LLP	IDBI Trusteeship Services Limited, through Authorised Officer Sunny Nihlani, through constituted attorney Chandrakant Soman	Survey Nos. 9 to 14, Hissa Nos. 1/37 to 1/46/4, Village Mundhwa, Keshav Nagar, Taluka Haveli, District Pune. Out of total area 79,000 sq. metres and mortgaged area 72,781.79 sq. metres, an area admeasuring 11,695.73 sq. metres is reconveyed/released by this Reconveyance/Release Deed.

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MH011294372202627U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
03 Oct 2026	Receipt	Receipt no.: 1115520028
	Name of the Applicant :	Advocate Narayan Laxman Khamkar
	Details of property of which document has to be searched :	Dist :Pune Village :Mundhava S.No/CTS No/G.No. : 9
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH011294372202627U		
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	MH011294372202627U	BARCODE			Date	03/10/2026-11:44:07		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.	00040572026100361961		CPAHIJWJU0	
Cheque/DD No.					Bank Date	RBI Date	03/10/2026-11:24:45		Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

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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 नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.