



NARAYAN KHAMKAR

& LAW ASSOCIATES

• ADVOCATE • NOTARY • ARBITRATOR •
Govt. of India

Ref. No. : IHFC/TSR/1459/2026.

Date : 14.09.2026.

Application No. : 77000351619
Transaction Type : Flat Purchase
Applicant : Mr. Sultan Maula Bargir
Co-Applicant : Mr. Mustfa Maula Bargir

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

- **Legal Scrutiny Report pertaining to the file of (1) Mr. Sultan Maula Bargir and (2) Mr. Mustfa Maula Bargir.**

- **PART I : PROPERTY DETAILS**

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

All that piece and parcel of the land property bearing Plot/Block No. F-1, admeasuring about 2750.00 Sq. Mtrs., carved out of the land bearing R.S. No. 622/1 and R.S. No. 623/1, corresponding to City Survey No. 18089 and City Survey No. 18090, situated at Mouje Ichalkaranji, Taluka Hatkanangale, District Kolhapur, and within the local limits of Ichalkaranji Municipal Corporation, together with all rights, easements and appurtenances attached thereto and which is bounded as under.-

On or towards the East	– Property of Shri Babu Bhau Vathare.
On or towards the West	– Property of Shri Mahesh Dhulappa Vathare.
On or towards the South	– Government Road.
On or towards the North	– Road and beyond the said road, property of Shri Gandhi.

Hereinafter, referred to as the “Entire Land Property”.

NARAYAN KHAMKAR & LAW ASSOCIATES

📍 **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 FLAT PROPERTY**

All that piece and parcel of the property bearing Flat No. E-01, having RERA Carpet Area admeasuring 38.28 Sq. Mtrs. and Built-up Area admeasuring 41.91 Sq. Mtrs., situated on the Third Floor in “C” Wing, in the project known as “NISARGAYAN”, constructed/to be constructed on the entire land property bearing Plot/Block No. F-1, admeasuring 2750.00 Sq. Mtrs., out of R.S. No. 622/1 and R.S. No. 623/1, corresponding to C.S. No. 18089 and C.S. No. 18090, situated at Mouje Ichalkaranji, Taluka Hatkanangale, District Kolhapur and within the local limits of Ichalkaranji Municipal Corporation and which is bounded as under.-

On or towards the East	– Side Margin of the Building.
On or towards the West	– Passage and C Wing Flat No. E-07.
On or towards the South	– O.T.S. and C Wing Flat No. E-02.
On or towards the North	– Side Margin of the Building.
Above	– C Wing Flat No. F-01.
Below	– C Wing Flat No. D-01.

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 10.06.2026, executed by Mr. Babu Bhau Vathare and others, as original owners/confirming parties, together with M/s. Sidra Developers, through its partners, as Promoter, to and in favour of Mr. Sultan Maula Baragir, which is registered in the office of the Joint Sub-Registrar of Assurances, Ichalkaranji No. 2, under Serial No. 4273/2026.
2. Revised Building Permit No. 228611, Permit No. CAKIM/RB/2025/APL/00182, Proposal Code MQBB-CAKIM-19-0003, dated 06.08.2025, issued by Ichalkaranji Municipal Corporation.
3. Property Card pertaining to the relevant City Survey property at Ichalkaranji, containing mutation/order entry dated 27.12.2021 and digitally downloaded/verified on 07.11.2025.

NARAYAN KHAMKAR & LAW ASSOCIATES

• **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 was originally owned by Mr. Babu Bhau Vathare. The Agreement further records Mrs. Bharati Babu Vathare, Mr. Mahavir Babu Vathare and Mr. Vijay Babu Vathare as his direct and lawful heirs/confirming parties, whose names were accordingly recorded in the revenue record in respect of the said land.
2. The said land falls within the residential zone under the sanctioned Development Plan of Ichalkaranji. The preliminary layout was sanctioned by the then Ichalkaranji Municipal Council on 07.06.2019. Thereafter, measurement/demarcation proceedings were carried out by the Land Records Department under M.R. No. 119 dated 14.10.2019. The final layout was thereafter sanctioned by Ichalkaranji Municipal Council on 13.11.2019, and final development permission was subsequently granted on 30.04.2021.
3. Thereafter, Mr. Babu Bhau Vathare, Mrs. Bharati Babu Vathare, Mr. Mahavir Babu Vathare and Mr. Vijay Babu Vathare executed a Development Agreement dated 14.02.2022, whereby they granted, conveyed and entrusted the development rights in respect of the said entire land property to and in favour of M/s. Sidra Developers, a Partnership Firm, through its partners (1) Mr. Firoz Badshaha Shikalgar, (2) Mr. Sameer Shabbir Shaikh, (3) Mrs. Sabina Firoz Shikalgar and (4) Mrs. Shirin Sameer Shaikh. The said Development Agreement has been duly registered in the office of the Joint Sub-Registrar of Assurances, Ichalkaranji No. 1, on 14.02.2022, under Serial No. 492/2022.
4. Further, in continuation of and in addition to the aforesaid Development Agreement, the aforesaid land owners also executed an Irrevocable Power of Attorney dated 14.02.2022 in favour of M/s. Sidra Developers through its partners, thereby authorising them to undertake development of the said land and to perform all acts, deeds and things necessary in connection therewith. The said Power of Attorney has been duly registered in the office of the Joint Sub-

NARAYAN KHAMKAR & LAW ASSOCIATES

 **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 ::

Registrar of Assurances, Ichalkaranji No. 1, under Serial No. 493/2022, dated 14.02.2022. The present Agreement specifically records that the transaction has been executed in exercise of the rights and authority derived under the said Power of Attorney.

5. Prior thereto, sanctioned building plans and Commencement Certificate were obtained from the then Ichalkaranji Municipal Council vide Approval No. CAKIM/B/2020/APL/00408 dated 03.01.2020. Thereafter, renewal of the building permission was obtained vide Permit No. CAKIM/RP/2022/APL/00014 dated 29.04.2022.
6. Thereafter, the Ichalkaranji Municipal Corporation granted the Revised Building Permission and Commencement Certificate vide Revised Building Permit No. 228611, Permit No. CAKIM/RB/2025/APL/00182, dated 06.08.2025, in respect of C.S. Nos. 18089-Part and 18090-Part. The permission covers A Wing, B Wing and C Wing, with Basement, Ground, First, Second, Third and Fourth Floors.
7. Thereafter, the Promoter, M/s. Sidra Developers, registered the project under the provisions of the Real Estate (Regulation and Development) Act, 2016 under the name and style of “NISARGAYAN”, bearing MahaRERA Registration No. P53000045421. The MahaRERA extension certificate records the project land as R.S. Nos. 622 Part and 623 Part and C.S. Nos. 18089 Part and 18090 Part, and records Sidra Developers as the Promoter. The registration has been extended up to 02.06.2029.
8. Thereafter, the Promoter developed/is developing the said project known as “NISARGAYAN” on the aforesaid entire land property in accordance with the sanctioned/revised building plans and earmarked Flat No. E-01, on the Third Floor of C Wing, having RERA Carpet Area 38.28 Sq. Mtrs. and Built-up Area 41.91 Sq. Mtrs., as the subject flat property.
9. Thus, as aforesaid the said builder/developer, i.e. M/s. Sidra Developers is entitled to develop the entire land property by constructing the multi-storied building on the entire land property. Further, the entire land property and subject property is free from encumbrances. Therefore,

NARAYAN KHAMKAR & LAW ASSOCIATES

 **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 ::

the said builder/developer, i.e. M/s. Sidra Developers is entitled to sell, transfer and convey the subject property to and in favour of Mr. Sultan Maula Baragir.

10. Thereafter, the aforesaid original owners/confirming parties together with M/s. Sidra Developers, through its partners, as Promoter, have executed the Agreement for Sale dated 10.06.2026, thereby agreed to sell, transfer and convey the subject flat property to and in favour of Mr. Sultan Maula Baragir, for the total consideration of Rs. 15,00,000/-. The said Agreement for Sale has been duly registered in the office of the Joint Sub-Registrar of Assurances, Ichalkaranji No. 2, under Serial No. 4273/2026, on 10.06.2026.
11. Thus, as aforesaid Mr. Sultan Maula Baragir has created his contractual interest in the subject property. He shall acquire the title of ownership to the subject property after payment of entire consideration amount to the said builder/developer as agreed and stipulated in the above-referred registered agreement.

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

1. Agreement for Sale, dated 10.06.2026, executed by Mr. Babu Bhau Vathare and others, as original owners/confirming parties, together with M/s. Sidra Developers, through its partners, as Promoter, to and in favour of Mr. Sultan Maula Baragir, which is registered in the office of the Joint Sub-Registrar of Assurances, Ichalkaranji No. 2, under Serial No. 4273/2026.

• **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.

NARAYAN KHAMKAR & LAW ASSOCIATES

 **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 ::

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?	Yes.
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.

NARAYAN KHAMKAR & LAW ASSOCIATES

 **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 ::

	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 visiting the official website of the Inspector General of Registration (IGR),	

NARAYAN KHAMKAR & LAW ASSOCIATES

 **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 ::

	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. MH010023554202627U and Department ID No. 530338658. The said payment was duly credited to the Government and utilized for conducting the online property search. Accordingly, the e-Search Receipt bearing No. 1115450669, dated 11.09.2026 at 03:51 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 said builder/developer, i.e. M/s. Sidra Developers is entitled to develop the entire land property by constructing the multi-storied building on the entire land property. Further, the entire land property and subject property is free from encumbrances.

NARAYAN KHAMKAR & LAW ASSOCIATES

 **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 ::

Therefore, the said builder/developer, i.e. M/s. Sidra Developers is entitled to sell, transfer and convey the subject property to and in favour of Mr. Sultan Maula Baragir.

Further, Mr. Sultan Maula Baragir has created his contractual interest in the subject property. He shall acquire the title of ownership to the subject property after payment of entire consideration amount to the said builder/developer as agreed and stipulated in the above-referred registered agreement.

• **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 10.06.2026, executed by Mr. Babu Bhau Vathare and others, as original owners/confirming parties, together with M/s. Sidra Developers, through its partners, as Promoter, to and in favour of Mr. Sultan Maula Baragir, which is registered in the office of the Joint Sub-Registrar of Assurances, Ichalkaranji No. 2, under Serial No. 4273/2026.
2. Original Payment Receipt issued by the said builder/developer, i.e. M/s. Sidra Developers to and in favour of Mr. Sultan Maula Bargir, pertaining to the subject property.
3. Original NOC to Mortgage from the builder/developer, i.e. M/s. Sidra Developers, to and in favour of ICICI Home Finance Company Limited, pertaining to the subject property.

• **Following documents are required post disbursal (if any) :**

1. Original Simple (Registered) or the Notice of Intimation regarding mortgage by way of deposit of title deeds.

Thanking you,

Place : Pune.

Date : 14.09.2026.



**Narayan
Laxman
Khamkar**

**NARAYAN L. KHAMKAR
ADVOCATE**

Digitally signed by
Narayan Laxman
Khamkar
Date: 2026.09.14
08:02:05 +05'30'

NARAYAN KHAMKAR & LAW ASSOCIATES

📍 **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 ::

SEARCH RESULTS FOUND DURING E-SEARCH OF THE SUBJECT LAND PROPERTY

Doc No.	Doc Name	Regi. Date	SRO Name	Seller	Purchaser	Property
492/2022	Development Agreement	14.02.2022	Joint Sub-Registrar of Assurances, Ichalkaranji No. 1	(1) Mr. Babu Bhau Vathare, (2) Mrs. Bharati Babu Vathare, (3) Mr. Mahavir Babu Vathare and (4) Mr. Vijay Babu Vathare	M/s. Sidra Developers, a Partnership Firm, through its partners (1) Mr. Firoz Badshaha Shikalgar, (2) Mr. Sameer Shabbir Shaikh, (3) Mrs. Sabina Firoz Shikalgar and (4) Mrs. Shirin Sameer Shaikh	Entire land property bearing R.S. Nos. 622 Part and 623 Part and C.S. Nos. 18089 Part and 18090 Part, situated at Ichalkaranji.
4273/2026	Agreement for Sale	10.06.2026	Joint Sub-Registrar of Assurances, Ichalkaranji No. 2	Original Owners/Confirming Parties together with M/s. Sidra Developers, through its partners, as Promoter	Mr. Sultan Maula Baragir	Flat No. E-01, situated on the Third Floor of C Wing, in the project known as "NISARGAYAN", having RERA Carpet Area 38.28 Sq. Mtrs. and Built-up Area 41.91 Sq. Mtrs., constructed/to be constructed on land bearing R.S. Nos. 622 Part and 623 Part and C.S. Nos. 18089 Part and 18090 Part.

NARAYAN KHAMKAR & LAW ASSOCIATES

 **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 ::



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'F'

[See rule 7(2)]

Certificate for Extension of Registration of Project

1. This extension of registration is granted under section 7 of the Act to the following project under project registration number :**P53000045421**
 - Project **NISARGAYAN**
 - Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO. RS NO.622 PART 623 PART CSTNO. 18089 PART 18090 PART ICHALKARANJI** at **Ichalkaranji (M CI), Hatkanangle, Kolhapur, 416115**
 - **SIDRA DEVELOPERS** having its registered office / principal place of business at **Ichalkaranji (M CI), Hatkanangle, Kolhapur, 416115**
2. This renewal of registration is granted subject to the following conditions, namely:-
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per sub-rule (2) of rule 9
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per subclause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5
 - OR
 - That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The registration shall be valid for a period commencing from **18/05/2022** and ending with **02/06/2029** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act;
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under

"This certificate of registration supersedes and replaces the previous certificate of registration dated 21/11/2025"



Digitally Signed By

Prakash Kaluram Sabale
Secretary, MahaRERA)

14 AUG 2026 12:00:21 PM +0530

Dated: 14/08/2026

Place : Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Summary

Project Name: NISARGAYAN

Project Registration Certificate Number: P53000045421

Promoter Name: SIDRA DEVELOPERS

Original Project Completion date: 03/06/2025

Project Type: Others

Extension update Summary

Application for Extension u/s 6 or u/s 7(3)	Date of Approval as per "Form F" rule 7(2)	Revised date of Completion
Extension-1	21/11/2025	02/06/2029

"This certificate of registration supersedes and replaces the previous certificate of registration dated 21/11/2025"



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'F'

[See rule 7(2)]

Certificate for Extension of Registration of Project

1. This extension of registration is granted under section 7 of the Act to the following project under project registration number :**P53000045421**
 - Project **NISARGAYAN**
 - Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO. RS NO.622 PART 623 PART CSTNO. 18089 PART 18090 PART ICHALKARANJI** at **Ichalkaranji (M CI), Hatkanangle, Kolhapur, 416115**
 - **SIDRA DEVELOPERS** having its registered office / principal place of business at **Ichalkaranji (M CI), Hatkanangle, Kolhapur, 416115**
2. This renewal of registration is granted subject to the following conditions, namely:-
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per sub-rule (2) of rule 9
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per subclause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5
 - OR
 - That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The registration shall be valid for a period commencing from **18/05/2022** and ending with **02/06/2029** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act;
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under

"This certificate of registration supersedes and replaces the previous certificate of registration dated 21/11/2025"



Digitally Signed By

Prakash Kaluram Sabale
Secretary, MahaRERA)

14 AUG 2026 12:00:21 PM +0530

Dated: 14/08/2026

Place : Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Summary

Project Name: NISARGAYAN

Project Registration Certificate Number: P53000045421

Promoter Name: SIDRA DEVELOPERS

Original Project Completion date: 03/06/2025

Project Type: Others

Extension update Summary

Application for Extension u/s 6 or u/s 7(3)	Date of Approval as per "Form F" rule 7(2)	Revised date of Completion
Extension-1	21/11/2025	02/06/2029

"This certificate of registration supersedes and replaces the previous certificate of registration dated 21/11/2025"



SIDRA DEVELOPERS

Builders & Developers

Sameer S. Shaikh
Mo. 9881590580

Firoj B. Shikalgar
Mo. 9922772956

4/512, Sangli Ves, Near Jama Masjid, Ichalkaranji - 416 115 Dist. Kolhapur Email : firojshikalgar0011@gmail.com

Ref. No.

Date :

TO WHOM SO EVER IT MAY CONCERN

SELF DECLARATION REGARDING ENCUMBRANCE

I Mr. Firoj Badshaha Shikalgar, Age 48 years and occupation is builders and Developers, partner of Sidra developers having office at 4/512 Sangli Ves near jama masjid, Ichalkaranji 416115, hereby declare that with reference to our residential cum commercial project "**NISARGAYAN**" located at Plot Bearing / CTS / Survey / Final Plot CTS No.: **18089/18090, part 622/1, part 623/1** at Ichalkaranji (M Cl), Hatkanangle, Kolhapur, 416115. **The said land along with the project is free from all encumbrances, charges and mortgages created by prospective buyers upon their prospective units in the said project.**

SIDRA DEVELOPERS


MH010023554202627U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
11 Sep 2026	Receipt	Receipt no.: 1115450669
	Name of the Applicant :	Advocate Narayan Laxman Khamkar
	Details of property of which document has to be searched :	Dist :Kolhapur Village :Ichalakaranji (na.pa.) S.No/CTS No/G.No. : 622
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH010023554202627U		
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	MH010023554202627U	BARCODE			Date	10/09/2026-16:34:21		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.	00040572026091048085		CPAHFUDLH0	
Cheque/DD No.					Bank Date	RBI Date	10/09/2026-16:24:35		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 : 530338658

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 दस्त्यासाठी लागू नाही.