

Office :

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

Shri. Santosh S. Khandekar,

B.A. LL.B, (Advocate)
A/p. Avchate Estate ,Patas Road
Baramati Dist Pune.413102
mail id:skhandekar79@gmail

Date:12/09/2026

SEARCH AND TITLE REPORT

To,

BRANCH MANAGER
ICICI HOME FINANCE COMPANY LTD,
Baramati Branch.

Sub: - All that piece and parcel of **Flat no. 505** area adms. 46.55 Sq.Mtrs +Balcony area adms. 3.19 Sq Mtrs Carpet area situated on 5th floor in Building Namely “**Spring Village 2** ” constructed Upon Plot No. 1 area adms. 4250.82 Sq mtrs of Gat No. 382/8/2 of Village **Tandulwadi** and Expanded area of Municipal Council Baramati, Tal. Baramati, Dist. Pune.belonging to **M/s. Pansare Infratech (through its partner Mr. Asif Yosuf Shaikh Pansare.**

Respected Sir,

THIS IS TO CERTIFY THAT I have caused to be taken online search on IGR site of the Index II pertaining to said land property and under construction area thereupon with the office **of Sub-Registrar Baramati** for the last 13 years on the date of vide paid Search Receipt bearing No. MH010031765202627U Receipt no.: 1115447535 dated 10/09/2026 however conducting manual search in all registration offices is not within our scope and ambit:

Year	Transaction's (Sub Registrar Office Baramati)	Entry
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2013	Available index are checked	Nil
2014	Available index are checked	Nil
2015	Available index are checked	Nil
2016	Available index are checked	Nil
2017	Available index are checked	Nil
2018	Available index are checked	Nil
2019	Available index are checked	Nil
2020	Available index are checked	Nil
2021	Available index are checked	Nil
2022	Available index are checked	Nil
2023	Sale deed at Sr.No. 1993/2023 dt. 02/03/2023 executed by Pritam Suryakant Pahade and Sachin Sadashiv Satav in favor of M/s. Pansare Infratech (through its partner Mr. Asif Yosuf Shaikh (Pansare)).	
2024	Register Mortgage at Sr.No. 6001/2024 dt. 30/07/2024 executed by M/s. Pansare Infratech (through its partner Mr. Asif Yosuf Shaikh Pansare in favor of Bank of Maharashtra Branch Pune	
2025	Power of attorney in favor at Sr.No. DND-4604/2025 dt. 19/09/2025 executed by M/s. Pansare Infratech through its partner Mr. Asif Yusuf Shaikh (Pansare) in favor of Ranjeet Anna Sawant	
2026	Agreement to sale at Sr.No.DND-3450/2026 dt. 13/05/2026 executed in between Juheb Abdul Shaikh and M/s. Pansare Infratech through its partner Mr. Asif Yosuf Shaikh (Pansare) through his PA holder Ranjeet Anna Sawant Cancelation deed at Sr.No.DND-5798/2026 dt. 06/08/2026 executed in between Juheb Abdul Shaikh and M/s. Pansare Infratech through its partner Mr. Asif Yosuf Shaikh (Pansare) through his PA holder Ranjeet Anna	

	Sawant. Agreement to Sale at Sr.No.DND-6290/2026 dt. 20/08/2026 executed in between Mr. Kishor Arjun Dhotre and M/s. Pansare Infratech through its partner Mr. Asif Yosuf Shaikh (Pansare) through his PA holder Ranjeet Anna Sawant.	
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Attached the Government Fees Paid Vide Online Challan No. **MH010031765202627U Receipt no.: 1115447535** dated 10/09/2026.

Date :12/09/2026

**Santosh
Shivajirao
Khandekar**

Digitally signed
by Santosh
Shivajirao
Khandekar
Date: 2026.09.12
18:35:32 +05'30'

