



NARAYAN KHAMKAR

& LAW ASSOCIATES

• ADVOCATE • NOTARY • ARBITRATOR •
Govt. of India

Ref. No. : IHFC/TSR/1361/2026.

Date : 04.09.2026.

Application No. : 77000337470
Transaction Type : Builder Purchase
Applicant : Mr. Prashant Ganpat Tharkude
Co-Applicant : Mrs. Supriya Prashant Tharkude

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

- **Legal Scrutiny Report pertaining to the file of (1) Mr. Prashant Ganpat Tharkude and (2) Mrs. Supriya Prashant Tharkude.**

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

All that piece and parcel of land property bearing Plot No. 509, admeasuring about 538.30 Sq. Mtrs., out of Sector No. 28, situated at Village – Akurdi, Taluka – Haveli, District – Pune, within the local limits of the Pimpri Chinchwad Municipal Corporation, together with all rights, easements and appurtenances attached thereto, and bounded as under:

On or towards the East : By 24 Mtrs. Wide Road.
On or towards the South : By Plot No. 508.
On or towards the West : By Plot Nos. 466, 467 and 468.
On or towards the North : By Plot No. 510.

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

- **Description of Subject Property.-**

All that piece and parcel of property bearing Flat No. 102, having a Carpet Area admeasuring 100.93 Sq. Mtrs., together with Enclosed Balcony Area admeasuring 20.02 Sq. Mtrs. and Terrace Area admeasuring 13.43 Sq. Mtrs., situated on the First Floor, in the project/building known as

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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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“PARADISE RESIDENCY”, together with One Covered Stilt Parking for two Car Spaces bearing Nos. P07 and P07A, constructed/to be constructed on the entire land property bearing Plot No. 509, Sector No. 28, situated at Village – Akurdi, Taluka – Haveli, District – Pune, within the local limits of the Pimpri Chinchwad Municipal Corporation.

Hereinafter, referred to as the “Subject Property”.

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

1. Draft of Agreement to Sale to be executed and registered by the builder/developer, i.e. M/s. Balaji Developers, a registered partnership firm through its authorised partners and with the consent of original land owners to and in favour of Mr. Prashant Ganpat Tharkude and Mrs. Supriya Prashant Tharkude, peratining to the subject property.

• **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 bearing Plot No. 509, Sector No. 28, Village – Akurdi, Taluka – Haveli, District – Pune, was originally vested with the Pimpri Chinchwad New Town Development Authority (PCNTDA), now Pimpri Chinchwad Municipal Corporation (PCMC).
2. Thereafter, the Pimpri Chinchwad New Town Development Authority (PCNTDA) allotted the entire land property to and in favour of Mr. Ishaque Ibrahim Shaikh by way of a Lease Deed dated 22.04.1983, which was duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 1, Pune, on 16.08.1984 under Serial No. 723 P/1984. In furtherance thereof, PCNTDA issued an Allotment Certificate dated 02.06.1983 bearing No. DA/LS/RS/3078/288.
3. Thereafter, the Additional Collector, Pune granted permission for non-agricultural use of the entire land property for residential purposes vide N.A. Order bearing Case No. NA/SR/IV.H.748/83, dated 06.12.1983.

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4. Thereafter, Mr. Ishaque Ibrahim Shaikh executed a Development Agreement dated 11.11.1999, whereby he granted and entrusted the development rights in respect of the entire land property to and in favour of M/s Chandramauli Constructions. Further, in continuation thereof, he executed a Power of Attorney dated 18.05.2001 in favour of M/s Chandramauli Constructions.
5. Thereafter, (1) Mr. Ishaque Ibrahim Shaikh and (2) M/s Chandramauli Constructions submitted the entire land property together with the building standing thereon to the provisions of the Maharashtra Apartment Ownership Act by executing a Deed of Declaration dated 21.11.2001, which was duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 5, Pune, under Serial No. 12738/2001.
6. Thereafter, M/s Chandramauli Constructions agreed to sell various flats in the existing building to various purchasers by way of separate registered Agreements, namely:
 - a. Flat No. 01 to Mr. Abdul Quavi Siddiqui and Mrs. Siddiqui Rabiya Khatoon Abdul, under Agreement stated to be dated 05.09.2022, registered with Sub-Registrar Haveli No. 14 under Serial No. 5337/2002.
 - b. Flat No. 02 to Mr. Cheerath Vishwamohan Nair, under Agreement dated 04.09.2001, registered with Sub-Registrar Haveli No. 5 under Serial No. 8420/2001.
 - c. Flat No. 03 to (1) Mr. Atiqur Rahaman Abdul Auvval Chaudhary and (2) Mr. Choudhary Saifur Reheman, under Agreement dated 25.10.2002, registered on 29.10.2002 with Sub-Registrar Haveli No. 14 under Serial No. 6423/2002.
 - d. Flat No. 04 to Mrs. Choudhary Rehana Mubarak Hussain, under Agreement dated 02.02.2002, registered with Sub-Registrar Haveli No. 14 under Serial No. 617/2002, read with Correction Deed dated 14.03.2018, registered under Serial No. 3354/2018.
 - e. Flat No. 05 to (1) Mr. Jagdish Prasad Chamaria and (2) Mrs. Upma Jagdish Chamaria, under Agreement stated to be dated 19.09.2022, registered with Sub-Registrar Haveli No. 14 under Serial No. 5661/2002.
 - f. Flat No. 06 to Mrs. Nausheen Iqbal Sayeed, under Agreement dated 17.02.2018, registered with Sub-Registrar Haveli No. 14 under Serial No. 2200/2018.

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7. Thereafter, Mr. Ishaque Ibrahim Shaikh and M/s Chandramauli Constructions, with the consent of PCNTDA, executed a Deed of Assignment dated 26.10.2018, thereby transferred and assigned their rights in the entire land property to and in favour of (1) Mr. Abdul Quavi Siddiqui, (2) Mrs. Siddiqui Rabiya Khatoon Abdul, (3) Mr. Cheerath Vishwamohan Nair, (4) Mr. Atiqur Rahaman Abdul Auvval Chaudhary, (5) Mr. Choudhary Saifur Reheman, (6) Mrs. Choudhary Rehana Mubarak Hussain, (7) Mr. Jagdish Prasad Chamaria, (8) Mrs. Upma Jagdish Chamaria and (9) Mrs. Nausheen Iqbal Sayeed. The said Deed of Assignment was duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 24, Pune, under Serial No. 14128/2018. In furtherance thereof, PCNTDA issued Transfer Certificate dated 19.11.2018 bearing No. DA/Section-1/219.
8. Thereafter, Chandramauli Apartment Association, through its members, including the legal heirs of Late Mr. Abdul Quavi Siddiqui, namely (1) Smt. Siddiqui Rabiya Khatoon Abdul Quavi, (2) Mr. Abdul Quddus Siddiqui, (3) Mr. Abdul Moin Abdul Quavi Siddiqui, (4) Mrs. Salma Salim Khan, (5) Mrs. Sumayya Alauddin, (6) Ms. Siddiqui Sadiya Abdul Quavi alias Mrs. Sadiya Zeeshan Akhar, (7) Mr. Cheerath Vishwamohan Nair, (8) Mr. Atiqur Reheman Abdul Auvval Chaudhary, (9) Mr. Saifur Reheman Choudhary, (10) Mrs. Choudhary Rehana Mubarak Hussain, (11) Mr. Jagdish Prasad Chamaria, (12) Mrs. Upma Jagdish Chamaria and (13) Mrs. Nausheen Iqbal Sayeed, executed a Development Agreement dated 23.05.2023, whereby they granted, conveyed and entrusted the development rights in respect of the entire land property to and in favour of M/s Balaji Developers. The said Development Agreement was duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 24, Pune, under Serial No. 10551/2023.
9. Further, in continuation of and in addition to the aforesaid Development Agreement, the concerned members executed Powers of Attorney dated 23.05.2023 in favour of M/s Balaji Developers, which are stated to have been duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 24, Pune, under Serial Nos. 10552/2023, 10553/2023 and 10554/2023.

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10. Thereafter, M/s Balaji Developers obtained the sanctioned building plans for redevelopment/development of the entire land property and secured Commencement Certificate bearing No. B.P./AKURDI/PRA./143/2023, dated 24.05.2023, issued by the Pimpri Chinchwad Municipal Corporation.
 11. Thereafter, the project known as “PARADISE RESIDENCY” was registered with the Maharashtra Real Estate Regulatory Authority under MahaRERA Registration No. P52100054270. The supplied RERA Certificate is dated 10.01.2024 and identifies the project at Plot No. 509, Sector No. 28, Akurdi Pradhikaran.
 12. Thereafter, M/s Balaji Developers and Chandramauli Apartment Association/Original Landowners entered into a Supplementary Agreement dated 17.01.2025, which was duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 24, Pune, under Serial No. 1853/2025. The Draft Agreement recites that by virtue of the said Supplementary Agreement, the claims of the landowners were settled in monetary terms and M/s Balaji Developers acquired rights/ownership in respect of the entire property.
 13. In the aforesaid manner, M/s Balaji Developers acquired development rights in respect of the entire land property and became entitled to develop the project known as “PARADISE RESIDENCY”. Further, the entire land property and subject property is free from encumbrances.
 14. Therefore, the said builder/developer, i.e. M/s. Balaji Developers is entitled to sell, transfer and convey the subject property to and in favour of Mr. Prashant Ganpat Tharkude and Mrs. Supriya Prashant Tharkude or any other prospective purchaser/s.
- **PART IV : EVIDENCE OF THE TITLE OF PROPERTY**
1. Development Agreement, dated 23.05.2023, executed by Chandramauli Apartment Association through its members to and in favour of M/s Balaji Developers, which is registered in the office of Sub-Registrar of Assurances, Haveli No. 24, Pune, under Serial No. 10551/2023.

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2. Powers of Attorney, dated 23.05.2023, executed by the concerned members of Chandramauli Apartment Association in favour of M/s Balaji Developers, which are stated to be registered in the office of Sub-Registrar of Assurances, Haveli No. 24, Pune, under Serial Nos. 10552/2023, 10553/2023 and 10554/2023.

• **PART V : OTHER PROVISIONS**

5.1	Whether provisions of urban land ceiling act are applicable?	No.
5.2	Whether any property/ies intend to be given as security to any minor's claim/share?	No.
5.3	Whether the property is affected by any revenue and tenancy regulations; if yes then to what extent?	No.
5.4	Whether the user land has been converted into non-agricultural for residential use by the order of the Competent Authority?	Yes.
5.5	Whether up to date tax/land revenue has been paid in respect of the property?	Not known.
5.6	Whether all original documents for last 13/30 years have been scrutinized; if not give reasons?	I have perused the photocopies as mentioned above.
5.7	Whether required documents are available for creating mortgage?	Yes.
5.8	Whether all the previous owners of the property had the right and competency to transfer the property?	Yes.

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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
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	No.

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	permission/NOC is required and list of all permission / No objection required?	
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. MH009107031202627E and Department ID No. 356866069. The said payment was duly credited to the Government and utilized for conducting the online property search. Accordingly, the e-Search Receipt bearing No. 1115401531, dated 27.08.2026 at 04:06 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.		

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	It is further clarified that this search report is based exclusively on the entries and records available online on the IGR portal as on the date and time of generation of the aforesaid e-Search Receipt. Accordingly, this report is subject to any subsequent registrations, encumbrances, claims, charges, notices, court orders, or other entries, if any, that may not have been reflected in the online records as on the date and time of the search.	
5.21	Whether EC is obtained?	No.
	EC Details	NA
	No. of years EC obtained	NA
	Any Encumbrances to specify	NA
	EC Applied by	NA

• **PART VI : CERTIFICATE.-**

It is hereby certified that, M/s Balaji Developers acquired development rights in respect of the entire land property and became entitled to develop the project known as “PARADISE RESIDENCY”. Further, the entire land property and subject property is free from encumbrances.

Therefore, the said builder/developer, i.e. M/s. Balaji Developers is entitled to sell, transfer and convey the subject property to and in favour of Mr. Prashant Ganpat Tharkude and Mrs. Supriya Prashant Tharkude or any other prospective purchaser/s.

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

1. Original Agreement to Sale to be executed and registered by the builder/developer, i.e. M/s. Balaji Developers, a registered partnership firm through its authorised partners and with the consent of original land owners to and in favour of Mr. Prashant Ganpat Tharkude and Mrs. Supriya Prashant Tharkude, peratining to the subject property.

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2. Original Payment Receipts issued by the builder/developer, i.e. M/s. Balaji Developers to and in favour of Mr. Prashant Ganpat Tharkude and Mrs. Supriya Prashant Tharkude, pertaining to the subject property.
3. Original NOC to Mortgage from the builder/developer, i.e. M/s. Balaji 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 for additional/enhanced loan facility.

Thanking you,

Place : Pune.

Date : 04.09.2026.



**NARAYAN L. KHAMKAR
ADVOCATE**

NARAYAN KHAMKAR & LAW ASSOCIATES

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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
723 P/1984	Lease Deed	16.08.1984	Sub-Registrar of Assurances, Haveli No. 1, Pune	Pimpri Chinchwad New Town Development Authority (PCNTDA)	Mr. Ishaque Ibrahim Shaikh	Plot No. 509, admeasuring about 538.30 Sq. Mtrs., Sector No. 28, Village – Akurdi, Taluka – Haveli, District – Pune.
12738/2001	Deed of Declaration	21.11.2001	Sub-Registrar of Assurances, Haveli No. 5, Pune	(1) Mr. Ishaque Ibrahim Shaikh and (2) M/s Chandramauli Constructions	Declaration under Maharashtra Apartment Ownership Act	Entire land together with the building standing thereon at Plot No. 509, Sector No. 28, Akurdi.
8420/2001	Agreement	04.09.2001	Sub-Registrar of Assurances, Haveli No. 5, Pune	M/s Chandramauli Constructions	Mr. Cheerath Vishwamohan Nair	Flat No. 02 in the building standing on the entire land property.
617/2002	Agreement	02.02.2002	Sub-Registrar of Assurances, Haveli No. 14, Pune	M/s Chandramauli Constructions	Mrs. Choudhary Rehana Mubarak Hussain	Flat No. 04 in the building standing on the entire land property.
5337/2002	Agreement	05.09.2022*	Sub-Registrar of Assurances, Haveli No. 14, Pune	M/s Chandramauli Constructions	(1) Mr. Abdul Quavi Siddiqui and (2) Mrs. Siddiqui Rabiya Khatoon Abdul	Flat No. 01 in the building standing on the entire land property.
5661/2002	Agreement	19.09.2022*	Sub-Registrar of Assurances, Haveli No. 14, Pune	M/s Chandramauli Constructions	(1) Mr. Jagdish Prasad Chamaria and (2) Mrs. Upma Jagdish Chamaria	Flat No. 05 in the building standing on the entire land property.
6423/2002	Agreement	29.10.2002	Sub-Registrar of Assurances, Haveli No. 14, Pune	M/s Chandramauli Constructions	(1) Mr. Atiqur Rahaman Abdul Auvval Chaudhary and (2) Mr. Choudhary Saifur Reheman	Flat No. 03 in the building standing on the entire land property.
2200/2018	Agreement	17.02.2018	Sub-Registrar of Assurances, Haveli No. 14, Pune	M/s Chandramauli Constructions	Mrs. Nausheen Iqbal Sayeed	Flat No. 06 in the building standing on the entire land property.
3354/2018	Correction Deed	14.03.2018	Sub-Registrar of Assurances, Haveli No. 14, Pune	Parties to Agreement No. 617/2002	Parties to Agreement No. 617/2002	Relating to Flat No. 04 and Agreement bearing Serial No. 617/2002.
14128/2018	Deed of Assignment	26.10.2018	Sub-Registrar of Assurances, Haveli No. 24, Pune	(1) Mr. Ishaque Ibrahim Shaikh and (2) M/s Chandramauli Constructions, with consent of PCNTDA	(1) Mr. Abdul Quavi Siddiqui, (2) Mrs. Siddiqui Rabiya Khatoon Abdul, (3) Mr. Cheerath Vishwamohan Nair, (4) Mr. Atiqur Rahaman Abdul Auvval Chaudhary, (5) Mr. Choudhary Saifur Reheman, (6) Mrs. Choudhary Rehana Mubarak Hussain, (7) Mr. Jagdish Prasad Chamaria, (8) Mrs. Upma Jagdish Chamaria and (9) Mrs. Nausheen Iqbal Sayeed	Entire land property bearing Plot No. 509, Sector No. 28, Akurdi, together with rights therein.

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10551/2023	Development Agreement	23.05.2023	Sub-Registrar of Assurances, Haveli No. 24, Pune	Chandramauli Apartment Association through its Members	M/s Balaji Developers	Entire land property bearing Plot No. 509, admeasuring about 538.30 Sq. Mtrs., Sector No. 28, Village – Akurdi.
1853/2025	Supplementary Agreement	17.01.2025	Sub-Registrar of Assurances, Haveli No. 24, Pune	Chandramauli Apartment Association / Original Landowners	M/s Balaji Developers	Entire land property bearing Plot No. 509, Sector No. 28, Akurdi, whereby the landowners' claims were settled and further rights were conferred upon the Developer.

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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

Registration Certificate of Project

1. This registration is granted under section 5 of the Act to the following project under project registration number :

P52100054270

- Project **PARADISE RESIDENCY**
- Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO. 509 SECTOR NO. 28 AT AKURDI PRADHIKARAN** at **Akurdi, Haveli, Pune, 411044**
- **BALAJI DEVELOPERS** having its registered office / principal place of business at **Pimpri Chinchawad (M Corp.), Haveli, Pune, 411044**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees.
 - 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 Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017
 - 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 **10/01/2024** and ending with **31/12/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - 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 29/07/2026"

Digitally Signed By

Prakash Kaluram Sabale
Secretary, MahaRERA)

21 AUG 2026 01:48:03 PM +0530



Dated: 21/08/2026

Place : Mumbai

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

Summary

Project Name: PARADISE RESIDENCY
Project Registration Certificate Number: P52100054270
Promoter Name: BALAJI DEVELOPERS
Original Project Completion date: 31/12/2025
Project Type: Residential / Group Housing

Correction update Summary

Application for Correction u/s 14(2)	Date of Approval
Correction-1	29/07/2026

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	01/10/2025	31/12/2026

"The certificate of registration supersedes and replaces the previous certificate of registration dated 29/07/2026"



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 :**P52100054270**
 - Project **PARADISE RESIDENCY**
 - Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO. 509 SECTOR NO. 28 AT AKURDI PRADHIKARAN** at **Akurdi, Haveli, Pune, 411044**
 - **BALAJI DEVELOPERS** having its registered office / principal place of business at **Pimpri Chinchawad (M Corp.), Haveli, Pune, 411044**
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 **10/01/2024** and ending with **31/12/2026** 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 01/10/2025"



Digitally Signed By

Prakash Kaluram Sabale
Secretary, MahaRERA)

13 AUG 2026 03:01:47 PM +0530

Dated: 13/08/2026

Place : Mumbai

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

Summary

Project Name: PARADISE RESIDENCY
Project Registration Certificate Number: P52100054270
Promoter Name: BALAJI DEVELOPERS
Original Project Completion date: 31/12/2025
Project Type: Residential / Group Housing

Correction update Summary

Application for Correction u/s 14(2)	Date of Approval
Correction-1	29/07/2026

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	01/10/2025	31/12/2026

"This certificate of registration supersedes and replaces the previous certificate of registration dated 01/10/2025"

MH009107031202627E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
27 Aug 2026	Receipt	Receipt no.: 1115401531
	Name of the Applicant :	Advocate Narayan Laxman Khamkar
	Details of property of which document has to be searched :	Dist :Pune Village :Akurdi S.No/CTS No/G.No. : 28
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH009107031202627E		
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'.		

