



NARAYAN KHAMKAR

& LAW ASSOCIATES

• ADVOCATE • NOTARY • ARBITRATOR •
Govt. of India

Ref. No. : IHFC/TSR/1533/2026.

Date : 26.09.2026.

Application No. : 77000349255
Transaction Type : Builder Purchase
Applicant : Mrs. Guddi Manoharlal Gaur
Co-Applicant : Mr. Manoharlal Pemaram Gaur

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

- **Legal Scrutiny Report pertaining to the file of (1) Mrs. Guddi Manoharlal Gaur and (2) Mr. Manoharlal Pemaram Gaur.**

- **PART I : PROPERTY DETAILS**

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

All those pieces and parcels of land collectively admeasuring 00 Hectare 61 Ares (6,100 sq. m.), bearing Survey No. 64, Hissa Nos. 1B, 1B/3, 1B/2 and 1B/2A, situated at Village Kondhwa Budruk, Taluka Haveli, District Pune, within the limits of the Pune Municipal Corporation, comprising:

Survey No. and Hissa No.	Area
64/1B	00 Hectare 03 Ares
64/1B/3	00 Hectare 10 Ares
64/1B/2	00 Hectare 05 Ares
64/1B/2A	00 Hectare 43 Ares
Total	00 Hectare 61 Ares

The lands are collectively bounded as follows:

On or towards the East: Survey No. 64.

On or towards the West: 24-metre road.

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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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On or towards the South: Survey No. 65.

On or towards the North: Survey No. 64/3 (Salve Garden/Washing Centre).

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

• **DESCRIPTION OF SUBJECT PROPERTY.-**

All that piece and parcel of Commercial Office/Unit No. 102, admeasuring 213.03 sq. m. carpet area (2,293 sq. ft.), together with adjoining enclosed balconies admeasuring 22.03 sq. m. (237 sq. ft.), situated on the First Floor of Wing A of the project known as "ULTIMA GRANDEUR", being constructed on the entire land, i.e. Survey Nos. 64/1B, 64/1B/3, 64/1B/2, 64/1B/2A, situated at Village Kondhwa Budruk, Taluka Haveli, District Pune, within the limits of the Pune Municipal Corporation, together with the exclusive right to use two stack covered car parking spaces admeasuring 37.16 sq. mtrs.

Herienafter, referred to as the "Subject Property".

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

1. Agreement for Sale dated 07.05.2026, executed by Tribute Victoria Realty LLP, with Mr. Jalamchand Kesharchand Parakh and Mr. Swapnil Jalamchand Parakh as owners/consenting parties, to and in favour of Mrs. Guddi Manoharlal Gaur and Mr. Manoharlal Pemaram Gaur, registered in the office of the Sub-Registrar of Assurances, Haveli No. 13, Pune, under serial number 12312/2026.

• **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 owned by Mr. Jalamchand Kesharchand Parakh and Mr. Swapnil Jalamchand Parakh.

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2. Mr. Swapnil Jalamchand Parakh owned Survey No. 64/1B, admeasuring 03 Ares, and Survey No. 64/1B/2, admeasuring 05 Ares; Mr. Jalamchand Kesharchand Parakh owned Survey No. 64/1B/3, admeasuring 10 Ares; and both jointly owned Survey No. 64/1B/2A, admeasuring 43 Ares. The underlying acquisition documents and revenue records establishing their earlier title have not been provided.
3. Thereafter, Mr. Jalamchand Kesharchand Parakh and Mr. Swapnil Jalamchand Parakh executed an Agreement for Sale dated 26.04.2024, whereby they granted and entrusted development rights in respect of the entire land property to and in favour of Tribute Victoria Realty LLP. The said Agreement for Sale was registered in the office of the Sub-Registrar of Assurances, Haveli No. 1, Pune, under serial number 7461/2024.
4. Further, in continuation of the aforesaid Agreement, the owners executed a Power of Attorney dated 26.04.2024 in favour of Tribute Victoria Realty LLP for the development of the entire land property. The said Power of Attorney was registered in the office of the Sub-Registrar of Assurances, Haveli No. 1, Pune, under serial number 7462/2024. These particulars are taken from the recital of the supplied office Agreement; copies of the two 2024 instruments have not been supplied for independent examination.
5. Thereafter, the owners and promoter obtained sanction for the proposed construction from the Pune Municipal Corporation under Commencement Certificate No. CC/3199/23 dated 12.03.2024. The promoter has named the project "ULTIMA GRANDEUR". The supplied Agreement states its MahaRERA registration number as P52100056421.
6. Thus, as aforesaid the said builder/developer, i.e. Tribute Victoria Realty LLP 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.

7. Therefore, the said builder/developer, i.e. Tribute Victoria Realty LLP is entitled to sell, transfer and convey the subject property to and in favour of (1) Mrs. Guddi Manoharlal Gaur and (2) Mr. Manoharlal Pemaram Gaur.
8. Thereafter, Tribute Victoria Realty LLP, as promoter, with Mr. Jalamchand Kesharchand Parakh and Mr. Swapnil Jalamchand Parakh as owners/consenting parties, executed an Agreement for Sale in favour of (1) Mrs. Guddi Manoharlal Gaur and (2) Mr. Manoharlal Pemaram Gaur for Office/Unit No. 102 for a consideration of Rs. 1,64,70,000/-. The Agreement was registered in the office of the Sub-Registrar of Assurances, Haveli No. 13, Pune, under serial number 12312/2026 on 07.05.2026.
9. Thus, as aforesaid the Mrs. Guddi Manoharlal Gaur and Mr. Manoharlal Pemaram Gaur have created their contractual interest in the subject property and they will acquire the title of ownership to the subject property after payment of entire consideration amount to the said builder/developer, i.e. Tribute Victoria Realty LLP.

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

1. Agreement for Sale dated 07.05.2026, executed by Tribute Victoria Realty LLP, with Mr. Jalamchand Kesharchand Parakh and Mr. Swapnil Jalamchand Parakh as owners/consenting parties, to and in favour of Mrs. Guddi Manoharlal Gaur and Mr. Manoharlal Pemaram Gaur, registered in the office of the Sub-Registrar of Assurances, Haveli No. 13, Pune, under serial number 12312/2026.

• **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.

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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.
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.

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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 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 -	

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	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. MH010543748202627U and Department ID No. 371605161. The said payment was duly credited to the Government and utilized for conducting the online property search. Accordingly, the e-Search Receipt bearing No. 1115479546, dated 22.09.2026 at 01:49 AM, 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.-**

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It is certified that, builder/developer, i.e. Tribute Victoria Realty LLP 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, the said builder/developer, i.e. Tribute Victoria Realty LLP is entitled to sell, transfer and convey the subject property to and in favour of (1) Mrs. Guddi Manoharlal Gaur and (2) Mr. Manoharlal Pemaram Gaur.

Further, Mrs. Guddi Manoharlal Gaur and Mr. Manoharlal Pemaram Gaur have created their contractual interest in the subject property and they will acquire the title of ownership to the subject property after payment of entire consideration amount to the said builder/developer, i.e. Tribute Victoria Realty LLP.

• **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 07.05.2026, executed by Tribute Victoria Realty LLP, with Mr. Jalamchand Kesharchand Parakh and Mr. Swapnil Jalamchand Parakh as owners/consenting parties, to and in favour of Mrs. Guddi Manoharlal Gaur and Mr. Manoharlal Pemaram Gaur, registered in the office of the Sub-Registrar of Assurances, Haveli No. 13, Pune, under serial number 12312/2026.
2. Original Payment Receipts issued by the builder/developer, i.e. Tribute Victoria Realty LLP to and in favour of Mrs. Guddi Manoharlal Gaur and Mr. Manoharlal Pemaram Gaur, pertaining to the subject property.
3. Original NOC to Mortgage from Tribute Victoria Realty LLP 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) Mortgageor the Notice of Intimation regarding mortgage by way of deposit of title deeds.

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Thanking you,

Place : Pune.

Date : 26.09.2026.



Narayan
Laxman
Khamkar

Digitally signed by
Narayan Laxman
Khamkar
Date: 2026.09.26
07:44:51 +05'30'

**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
5249	Deed of Assignment / Conveyance	30-11-2004	Haveli No. 12 (Kondhwa Budruk)	Prabha Pundalik Vetal, through Constituted Attorney Ashok Janardan Sawant	Swapnil Jalamchand Parakh	Property situated at Village Kondhwa Budruk, Survey No. 64, Hissa No. 1B/2, total area 00 H. 05 R, out of which area admeasuring 00 H. 02 R, i.e. 200 Sq. Mtrs.
982	Deed of Assignment / Conveyance	29-01-2007	Haveli No. 2 (Kasba Peth)	Shantilal Babulal Chordiya	Jalamchand Kesharchand Parakh	Property situated at Village Kondhwa Budruk, Survey No. 64 (Old Survey No. 100), Hissa No. 1B/3, area admeasuring 00 H. 10 R, i.e. 1,000 Sq. Mtrs.
7037	Partition Deed	30-07-2016	Joint Sub-Registrar, Haveli No. 11	Jalamchand Kesharchand Parakh, Vijaya Jalamchand Parakh, Swapnil Jalamchand Parakh and other family members	Respective family members as per partition	Partition of HUF properties, including 1/3rd undivided share admeasuring 00 H. 7.66 R out of 23 R in Survey No. 64/1B/2A, Village Kondhwa Budruk, allotted to Jalamchand Kesharchand Parakh.
1680	Partition Deed	20-03-2017	Joint Sub-Registrar, Haveli No. 11	Dipchand Kesharchand Parakh and other HUF/family members	Respective family members as per partition	Partition of HUF properties, including 1/3rd undivided share admeasuring 00 H. 7.66 R out of 23 R in Survey No. 64/1B/2A, Village Kondhwa Budruk, allotted to Dipchand Kesharchand Parakh.
1262	Gift Deed	24-01-2018	Joint Sub-Registrar, Haveli No. 16	Sujit Dipchand Parakh and Sunil Dipchand Parakh, through Constituted Attorney Pawan Chandulal Baldota	Jalamchand Kesharchand Parakh, through Constituted Attorney Swapnil Jalamchand Parakh	Property situated at Village Kondhwa Budruk, Survey No. 64, Hissa No. 1B/2A, total area 00 H. 43 R, out of which entire area admeasuring 00 H. 20 R belonging to the donors was the subject of the Gift Deed.
7461	Agreement to Sell	26-04-2024	Joint Sub-Registrar, Haveli No. 1	Jalamchand Kesharchand Parakh and Swapnil Jalamchand Parakh, through Constituted Attorney Avinash Kilje	Tribute Victoria Realty LLP, through partners Prayank Vikram Daddha and Swapnil Jalamchand Parakh, through Constituted Attorney Rajendra Jagdish Belitkar	Entire land at Village Kondhwa Budruk comprising Survey No. 64/1B – 03 R, Survey No. 64/1B/3 – 10 R, Survey No. 64/1B/2 – 05 R and Survey No. 64/1B/2A – 43 R, aggregating 00 H. 61 R.
11494	Lease Deed	28-06-2024	Joint Sub-Registrar, Haveli No. 21	Tribute Victoria Realty LLP, through partners Prayank Vikram Daddha and Swapnil Jalamchand Parakh, through Constituted Attorney Rajendra Jagdish Belitkar	Maharashtra State Electricity Distribution Company Limited	Area admeasuring 35 Sq. Mtrs. out of Survey Nos. 64/1B, 64/1B/2, 64/1B/3 and 64/1B/2A, Village Kondhwa Budruk.
25029	Transfer Deed	16-04-2026	Joint Sub-Registrar, Haveli No. 23	Tribute Victoria Realty LLP, through partners Swapnil Jalamchand Parakh and Prayank Vikram Daddha, through Constituted Attorney Rajendra Jagdish Belitkar; Jalamchand Kesharchand Parakh	Pune Municipal Corporation	Out of the total land admeasuring 6,100 Sq. Mtrs. comprising Survey Nos. 64/1B, 64/1B/2, 64/1B/2A and 64/1B/3, an area admeasuring 260.14 Sq. Mtrs. from Survey No. 64/1B/3 affected by the 24-metre D.P. Road.
12312	Agreement for Sale	24-04-2026	Joint Sub-Registrar, Haveli No. 13	Jalamchand Kesharchand Parakh and Swapnil Jalamchand Parakh, through Constituted Attorney Rajendra Jagdish Belitkar; Tribute Victoria Realty LLP, through partners Prayank Vikram	Manoharlal Pemaram Gaur and Guddi Manoharlal Gaur	Office/Unit No. 102, admeasuring 2,293 Sq. Ft., i.e. 213.03 Sq. Mtrs. carpet area, with adjoining balcony area 237 Sq. Ft., i.e. 22.03 Sq. Mtrs., situated on the First Floor of Wing A of "ULTIMA GRANDEUR", together with two stack covered car parking spaces admeasuring

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				Daddha and Swapnil Jalamchand Parakh		37.16 Sq. Mtrs., constructed on Survey Nos. 64/1B, 64/1B/3, 64/1B/2 and 64/1B/2A, total area 00 H. 61 R.
22513	Lease Deed	22- 07- 2026	Joint Sub- Registrar, Haveli No. 10	Tribute Victoria Realty LLP, through Prayank Vikram Daddha, through Constituted Attorney Rajendra Belitkar	Maharashtra State Electricity Distribution Company Limited	Area admeasuring 30 Sq. Mtrs. out of the total land admeasuring 00 H. 61 R comprising Survey Nos. 64/1B, 64/1B/2, 64/1B/2A and 64/1B/3, Village Kondhwa Budruk.

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MH010543748202627U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
22 Sep 2026	Receipt	Receipt no.: 1115479846
	Name of the Applicant :	Advocate Narayan Laxman Khamkar
	Details of property of which document has to be searched :	Dist :Pune Village :Kondhava Budruk S.No/CTS No/G.No. : 64
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH010543748202627U		
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	MH010543748202627U	BARCODE			Date	21/09/2026-15:03:11		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.	00040572026092178409		CPAHGZJMF5	
Cheque/DD No.					Bank Date	RBI Date	21/09/2026-15:24:04		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 : 371605161

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.