



NARAYAN L. KHAMKAR

B.S.L., LL.B.(Spl.)

ADVOCATE & NOTARY

(Government of India)

Ref. No. : IHFC/TSR/1130/2026.

Date : 24.07.2026.

Application No. : 77000314118
Transaction Type : Builder Purchase
Applicant : Mr. Onkar Alok Mishra
Co-Applicants : Mrs. Neena Alok Mishra

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

- **Legal Scrutiny Report pertaining to the file of Mr. Onkar Alok Mishra and Mrs. Neena Alok Mishra.**

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

All that piece and parcel of land bearing Survey No. 18, Hissa No. 4/4 (Part), admeasuring approximately 3100 Square Metres, lying, being and situated at Village Shewalewadi, Taluka Haveli, District Pune, and bounded as under:

East : Remaining area of Survey No. 18/4/4.

South : Border of Manjri and Shewalewadi.

West : Property of Mr. Balasaheb Kodre.

North : Property of Mr. Balasaheb Kodre.

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

- **Description of Subject Property.-**
- All that piece and parcel of the residential Flat No. 104, admeasuring Carpet Area 55.84 Square Metres (601.06 Square Feet) together with Open Balcony admeasuring 5.29 Square Metres,

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aggregating to a total carpet area of 61.13 Square Metres (657.96 Square Feet), being a 2 BHK Flat situated on the First Floor of Wing "D" in the project known as "Blossom Meadows Wing C and Wing D", constructed on the entire land bearing Survey No. 18, Hissa No. 4/4 (Part), situated at Village Shewalewadi, Taluka Haveli, District Pune, together with one Stack Covered Mechanical Car Parking and all easements, liberties, privileges, common areas, common amenities and appurtenances 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 21.05.2026, executed by M/s. Blossom Meadows Wing C and Wing D through its Proprietor Mr. Pradip Mohanrao Kodre to and in favour of (1) Mr. Onkar Alok Mishra and (2) Mrs. Neena Alok Mishra, which is registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 6, Pune under Serial No. 14201 of 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 originally owned by (1) Mr. Mohan Genba Kodre, (2) Mrs. Vimal Mohan Kodre, (3) Mr. Pramod Mohan Kodre and (4) Mr. Pradip Mohan Kodre.
2. Thereafter, by virtue of a Partition Deed dated 24.11.1997 executed between (1) Mr. Mohan Genba Kodre, (2) Mrs. Vimal Mohan Kodre, (3) Mr. Pramod Mohan Kodre and (4) Mr. Pradip Mohan Kodre, the larger land came to be partitioned amongst the parties, whereby Mr. Mohan Genba Kodre transferred and assigned his rights, title and interest in the portion admeasuring approximately 3100 Sq. Mtrs. in favour of Mr. Pradip Mohan Kodre. The said Partition Deed was duly registered in the office of the Sub-Registrar of Assurances, Haveli, Pune under Serial No. HVL-3/7495/1997, dated 24.11.1997.

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3. Thereafter, Mrs. Vrushali alias Usha Suresh Karande executed a Release Deed dated 18.08.2011, whereby she relinquished and released all her right, title and interest in the said property in favour of her brothers, namely (1) Mr. Pramod Mohan Kodre and (2) Mr. Pradip Mohan Kodre. The said Release Deed was duly registered in the office of the Sub-Registrar of Assurances, Haveli, Pune under Serial No. HVL-6/8283/2011, dated 18.08.2011.
4. Thereafter, pursuant to the aforesaid Partition Deed and Release Deed, Mr. Pradip Mohan Kodre became entitled to develop the said land and undertook the development thereof through his proprietary concern, namely M/s. Blossom Meadows Developers.
5. Thereafter, M/s. Blossom Meadows Developers obtained the Commencement Certificate bearing Reference No. DP/बांधकाम/HAV/मो. शेवाळवाडी/स. नं. 18/4/4/प./प्र.क्र.1947/24-25, dated 06.02.2025, issued by the Pune Metropolitan Region Development Authority (PMRDA), for construction of the project known as "Blossom Meadows – Wing C and Wing D".
6. Thereafter, M/s. Blossom Meadows Developers registered the real estate project under the provisions of the Real Estate (Regulation and Development) Act, 2016 with MahaRERA bearing Registration No. PR1260002500542.
7. Thereafter, M/s. Blossom Meadows Developers, through its Proprietor Mr. Pradip Mohanrao Kodre, executed an Agreement for Sale dated 18.05.2026 and thereby agreed to sell, transfer and convey the subject flat property to and in favour of (1) Mr. Onkar Alok Mishra and (2) Mrs. Neena Alok Mishra. The said Agreement for Sale was duly registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 6, Pune under Serial No. 14201/2026 on 21.05.2026.
8. Thus, as aforesaid, M/s. Blossom Meadows Developers, through its Proprietor Mr. Pradip Mohanrao Kodre, is lawfully entitled to develop the entire land property by constructing the

multi-storeyed building thereon. Further, upon verification of the title documents and the search conducted in the office of the Sub-Registrar of Assurances, it appears that the entire land property is free from registered encumbrances. Therefore, the said builder/developer is legally entitled to sell, transfer and convey the subject flat property to and in favour of (1) Mr. Onkar Alok Mishra and (2) Mrs. Neena Alok Mishra.

9. Further, by virtue of the above-referred registered Agreement for Sale, (1) Mr. Onkar Alok Mishra and (2) Mrs. Neena Alok Mishra have acquired contractual and equitable rights and interest in the subject flat property. However, they shall acquire absolute ownership and marketable title to the subject flat property only upon payment of the entire sale consideration as agreed and stipulated in the above-referred registered Agreement for Sale.

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

1. Agreement for Sale, dated 21.05.2026, executed by M/s. Blossom Meadows Wing C and Wing D through its Proprietor Mr. Pradip Mohanrao Kodre to and in favour of (1) Mr. Onkar Alok Mishra and (2) Mrs. Neena Alok Mishra, which is registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 6, Pune under Serial No. 14201 of 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.

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.

	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. MH006668278202627U and Department ID No. 809713758. The said payment was duly credited to the Government and utilized for conducting the online property search. Accordingly, the e-Search Receipt bearing No. 1115267825, dated 18.07.2026 at 03:29 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 hereby certified that, M/s. Blossom Meadows Developers, through its Proprietor Mr. Pradip Mohanrao Kodre, is lawfully entitled to develop the entire land property by constructing the multi-storeyed building thereon. Further, upon verification of the title documents and the search conducted in the office of the Sub-Registrar of Assurances, it appears that the entire land property is free from registered encumbrances. Therefore, the said builder/developer is legally entitled to sell, transfer and convey the subject flat property to and in favour of (1) Mr. Onkar Alok Mishra and (2) Mrs. Neena Alok Mishra.

Further, by virtue of the above-referred registered Agreement for Sale, (1) Mr. Onkar Alok Mishra and (2) Mrs. Neena Alok Mishra have acquired contractual and equitable rights and interest in the subject flat property. However, they shall acquire absolute ownership and marketable title to the subject flat property only upon payment of the entire sale consideration as agreed and stipulated in the above-referred registered Agreement for Sale.

• **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 21.05.2026, executed by M/s. Blossom Meadows Wing C and Wing D through its Proprietor Mr. Pradip Mohanrao Kodre to and in favour of (1) Mr. Onkar Alok Mishra and (2) Mrs. Neena Alok Mishra, which is registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 6, Pune under Serial No. 14201 of 2026.
2. Original Payment Receipt issued by the builder/developer, i.e. M/s. Blossom Meadows Wing C and D to and in favour of (1) Mr. Onkar Alok Mishra and (2) Mrs. Neena Alok Mishra, pertaining to the subject property.
3. Original NOC to mortgage from the builder/developer, i.e. M/s. Blossom Meadows Wing C and Wing D through its Proprietor Mr. Pradip Mohanrao Kodre 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) Mortgage or the Notice of Intimation regarding mortgage by way of deposit of title deeds.

Thanking you,

Place : Pune.

Date : 24.07.2026.



**Narayan
Laxman
Khamkar**

**NARAYAN L. KHAMKAR
ADVOCATE**

Digitally signed by
Narayan Laxman
Khamkar
Date: 2026.07.24
14:48:34 +05'30'

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

Doc No.	Doc Name	Regi. Date	SRO Name	Seller	Purchaser	Property
8283/2011	Release Deed	18.08.2011	Sub-Registrar of Assurances, Haveli, Pune	Mrs. Vrushali alias Usha Suresh Karande	(1) Mr. Pramod Mohan Kodre and (2) Mr. Pradip Mohan Kodre	Survey No. 18, Hissa No. 4/4 (Old Survey No. 191), Village Shewalewadi, Taluka Haveli, District Pune
14201/2026	Agreement for Sale	21.05.2026	Joint Sub-Registrar of Assurances, Haveli No. 6, Pune	M/s. Blossom Meadows Wing C and Wing D through its Proprietor Mr. Pradip Mohanrao Kodre	(1) Mr. Onkar Alok Mishra and (2) Mrs. Neena Alok Mishra	Residential Flat No. 104, Wing "D", First Floor, Blossom Meadows Wing C and Wing D, Village Shewalewadi, Taluka Haveli, District Pune

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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 :

PR1260002500542

- Project **Blossom Meadows Wing C and Wing D**
- Plot Bearing / CTS / Survey / Final Plot No.: **Survey No 18/4/4(P) at Shewalewadi, Haveli, Pune, 412307**
- **BLOSSOM MEADOWS DEVELOPERS** having its registered office / principal place of business at **Pune City, Pune, 412207**
- Additional project details are provided as an annexure

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 **11/08/2025** and ending with **31/12/2028** 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.

Digitally Signed By

Prakash Kaluram Sabale
Secretary, MahaRERA)

11 AUG 2025 03:07:18 PM +0530



Dated: 11/08/2025

Place : Mumbai

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

Annexure - Additional Project Details

Project Name: Blossom Meadows Wing C and Wing D

Registration Number: PR1260002500542

Project Built-up Area: 4189.23

Building Details:

Building Name / Number	Wing Name / Number	Sanctioned habitable floors	Number of Units (Residential + Non-Residential)	Commencement Certificate for construction Issued up-to (No. of Floors)
Wing C	NA	5	20	6
Wing D	NA	7	42	8

Parking Details:

Building Name: Wing C

Wing Name: NA

No. of 2-Wheeler Parking	No of 4-Wheeler Parking	No of Vehicle Bus Parking (if any)	No of Visitor Parking	Total No of Parking
21	11	0	0	32

Building Name: Wing D

Wing Name: NA

No. of 2-Wheeler Parking	No of 4-Wheeler Parking	No of Vehicle Bus Parking (if any)	No of Visitor Parking	Total No of Parking
44	22	0	0	66

BLOSSOM MEADOWS DEVELOPERS

Sr. No. 124/3, Pune Ahmadnagar Road, Near CNG Petrol Pump,
Khandve Nagar, Wagholi Pune. 412207

Date:15-07-2025

Disclosure for secured/unsecured finance availed for the project

A. Name of the Promoter Organization: Blossom Meadows Developers through its Proprietor Pradip Mohanrao Kodre

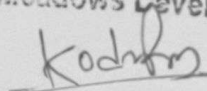
B. Name of the Project: Blossom Meadows Wing C and Wing D

1. We, Blossom Meadows Developers through its Proprietor Pradip Mohanrao Kodre Promoter of the project, duly authorized by the promoter of the proposed project Blossom Meadows Wing C and Wing D, do hereby solemnly declare, undertake, and state that the following are the details of Secured/ Unsecured finance availed for the project by mortgaging land or Building/ flat or both and serve the loan interest from 'RERA Designated Separate Bank Account' for Project Blossom Meadows Wing C and Wing D.

Table 1

Sr. No.	Details	
1	Name of the Lender	NA
2	Address of the lender or Lender Branch	NA
3	Date of Borrowing/Disbursement	NA
4	Sanctioned Amount	NA
5	Disbursed Amount	NA
6	Outstanding Amount	NA
7	Details of Mortgage (if any)	NA

1. Declaration of CA certifying that loan amount is used for this project only is also enclosed.

Blossom Meadows Developers
Proprietor

(Sign & Stamp) Proprietor

MH006668278202627U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
18 Jul 2026	Receipt	Receipt no.: 1115267825
	Name of the Applicant :	Advocate Narayan Laxman Khamkar
	Details of property of which document has to be searched :	Dist :Pune Village :Shevalewadi S.No/CTS No/G.No. : 18
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH006668278202627U		
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	MH006668278202627U	BARCODE			Date	18/07/2026-15:10:30		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				3250.00	Road/Street					
					Area/Locality					
					Town/City/District					
					PIN					
					Remarks (If Any)					
					Amount In		Three Thousand Two Hundred Fifty Rupees Only			
Total				3,250.00	Words					
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	00040572026071865494		CPAGZWBAK1	
Cheque/DD No.					Bank Date	RBI Date	18/07/2026-15:24:11		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 : 809713758

Mobile No. : XXXXXX6648

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.